



Clifford Street, Bradford, West Yorkshire, BD5

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS OR COUPLES
- DOUBLE GLAZING AND CENTRAL HEATING
- UNFURNISHED
- COUNCIL TAX BAND- A
- ONE BEDROOM DUPLEX APARTMENT
- OPEN PLAN KITCHEN/DINER
- AVAILABLE DECEMBER 2025
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£950 Per Month - Deposit £1,096 - ** Deposit Free option Available **



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DESCRIPTION

Hunters Bradford are delighted to present this superb flat in excellent condition, available to let. It offers an open-plan living space, perfect for professionals and couples seeking a modern and uncluttered lifestyle.

This property features one spacious bedroom, a well-equipped kitchen, and one bathroom and separate W/C. The layout is elegantly designed to maximise living space, making it an ideal place to relax after a long day at work or to entertain guests over the weekend.

The reception room is a key highlight, serving as the heart of the home. Its open-plan nature seamlessly blends with the kitchen, creating a harmonious living environment that is both comfortable and functional.

The flat is located in a well-served area, with excellent public transport links and a variety of local amenities within easy reach. Whether you need to commute to work, shop for groceries, or enjoy a night out, everything is conveniently located within proximity.

The property has an Energy Performance Certificate (EPC) rating of C, ensuring low energy consumption and bills. Furthermore, it falls within the A band for Council Tax, providing you with an affordable and cost-effective living solution.

In summary, this flat is a perfect mix of comfort, style, and convenience. Its good condition and unique features, combined with its ideal location, make it a highly desirable choice for professionals and couples looking to rent. Don't miss this fantastic opportunity and arrange a viewing today.

**** Flatfair's No Deposit solution ****

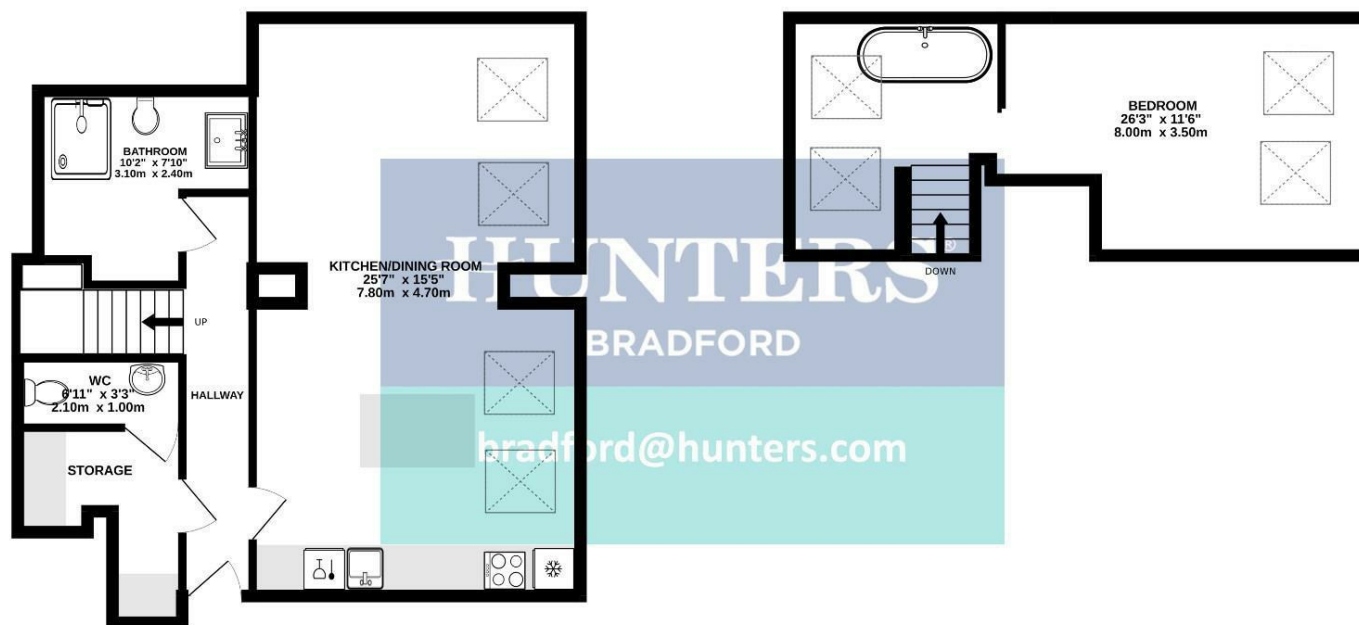
**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.****





THIRD FLOOR
655 sq.ft. (60.8 sq.m.) approx.

FOURTH FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

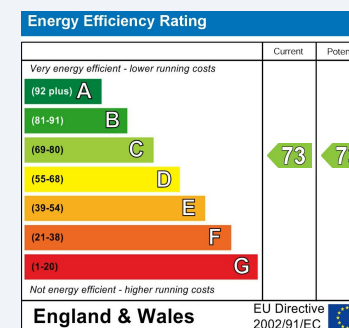
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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