



Woolston Warehouse, Grattan Road, Bradford, BD1

- *DEPOSIT FREE OPTION AVAILABLE*
- FURNISHED
- LIFT ACCESS
- AVAILABLE: NOW
- COUNCIL TAX BAND A
- 1 BEDROOM CITY CENTRE APARTMENT
- SECURED FOB ENTRY
- ELECTRIC HEATING
- EPC RATING: C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£650 Per Month - Deposit £750 - ** Deposit Free Option Available **

HUNTERS®
HERE TO GET *you* THERE

Woolston Warehouse, Grattan Road, Bradford, BD1

DESCRIPTION

This furnished one-bedroom flat is available to let within Woolston Warehouse in central Bradford, offering practical city living with convenient access to local amenities.

The property comprises one bedroom, a reception room, a fitted kitchen, and a bathroom. Residents benefit from secure fob entry and lift access within the building. On-site car parking is available, with a permit required at an additional cost. The flat has an EPC rating of C and falls within Council Tax Band A.

Located in Bradford city centre, the flat is well placed for access to shops, cafés and everyday services. The nearby Broadway shopping centre offers a wide range of retail and dining options, while Centenary Square and City Park provide open spaces and cultural venues, including the Bradford Alhambra Theatre and cinemas.

Public transport links are strong, with Bradford Interchange approximately 10–15 minutes' walk away, providing rail and bus connections across West Yorkshire and beyond. Regular trains run to Leeds in around 20 minutes and to Manchester Victoria in approximately one hour. Bradford Forster Square station is also within reach on foot, offering further services to Leeds, Ilkley and Skipton.

The location provides access to local employment centres, educational institutions and leisure facilities, making this furnished one-bedroom flat to let a practical option for those seeking centrally located accommodation in Bradford.

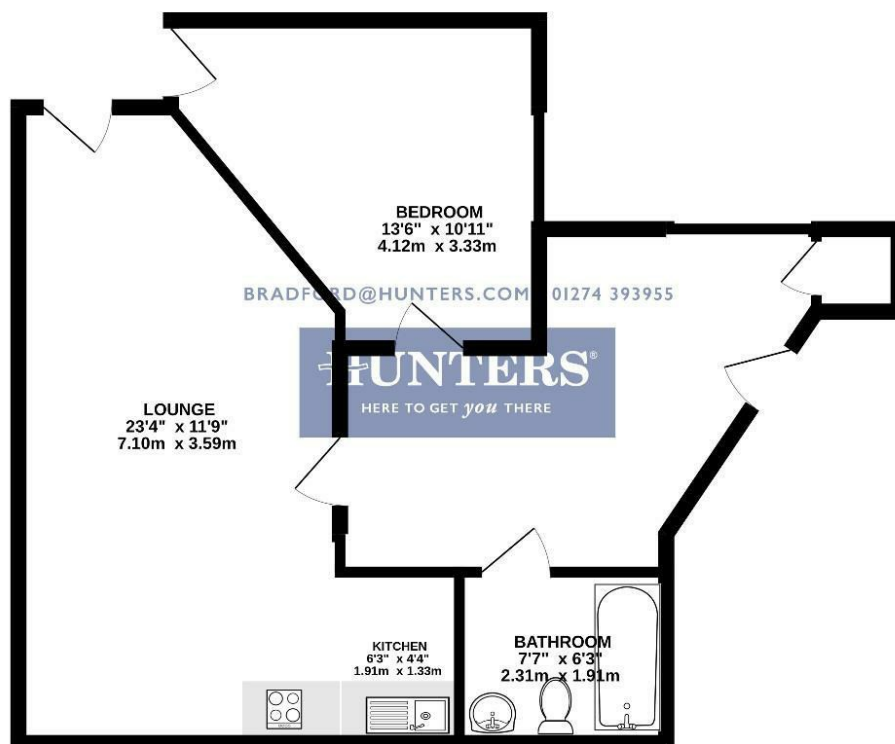
**** Flatfair's No Deposit solution ****

**** 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.****





GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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.
Made with Metropix 6/2023

Viewings

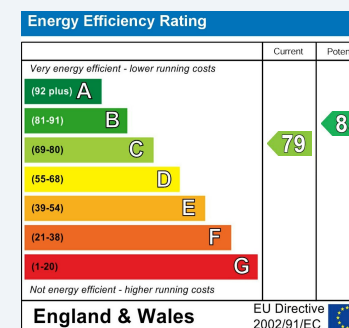
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.