



Olicana House, Chapel Street, Bradford BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- AVAILABLE: NOW
- ELECTRIC HEATING
- ON STREET PARKING
- COUNCIL TAX BAND- A
- STUDIO APARTMENT
- FURNISHED
- CITY CENTRE LOCATION
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£475 Per Month - Deposit £548 - ** Deposit Free option Available **



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DESCRIPTION

This studio flat is available **to let** in central Bradford, offering a practical base with one bedroom/living area, one bathroom and one kitchen, complemented by a single reception space. The property holds an EPC rating of C and falls within Council Tax Band A.

Located in Bradford city centre, the flat benefits from immediate access to a wide range of local amenities, including supermarkets, independent shops, cafés and eateries around the Broadway and Market Street areas. The city also offers a variety of cultural and historical attractions, such as Bradford Cathedral and the National Science and Media Museum, all within easy reach.

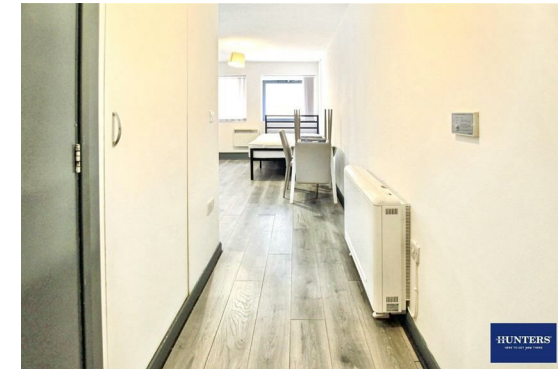
For commuters, Bradford Interchange and Bradford Forster Square railway stations are both accessible from the property, providing regular services to Leeds in around 20 minutes and to Manchester via connecting routes. These stations also offer links to other West Yorkshire towns, making the flat suitable for those needing convenient public transport connections without reliance on a car.

Nearby green spaces and walking routes include City Park, with its mirror pool and open areas, and further afield Lister Park, offering landscaped gardens and riverside paths. These provide options for leisure, exercise and relaxation close to the property.

This studio flat to let presents a straightforward city-centre living option in Bradford, with essential facilities, established public transport links, and access to both local amenities and places of historical interest.

**** 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.****





Approx Gross Internal Area
22 sq m / 242 sq ft



Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

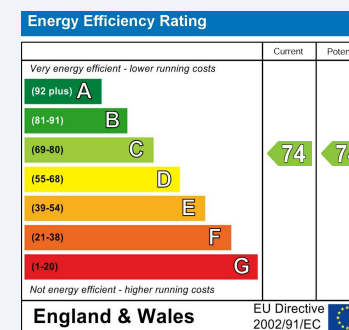
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.