



## Heath Hall Avenue, Bradford, BD4

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- DRIVEWAY/PRIVATE PARKING
- AVAILABLE: APRIL 2026
- REAR ENCLOSED GARDEN
- COUNCIL TAX BAND- B
- 3 BEDROOM SEMI DETACHED HOUSE
- CONSERVATORY/SUN ROOM
- DOUBLE GLAZING AND CENTRAL HEATING
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£1,100 Per Calendar Month - Deposit £1,269 - \*\* Deposit Free option Available \*\***



# Heath Hall Avenue, Bradford, BD4

## DESCRIPTION

This three-bedroom semi-detached house is available **\*\*to let\*\*** in a well-served residential area of Bradford, offering good access to local amenities and public transport links.

The ground floor includes a reception room, a kitchen, a sun room and a convenient ground floor W/C. The sun room provides an additional versatile space with views over the rear garden. On the first floor there are three bedrooms and a family bathroom. The property is presented in good condition, with an EPC rating of C and Council Tax Band B.

Externally, the house benefits from a driveway providing off-street parking and a rear garden, offering outdoor space suitable for everyday use and relaxation.

The property is situated within reach of local shops, supermarkets and everyday services in the surrounding Bradford 4 area. Nearby schools and community facilities help make this a practical location for households seeking good local infrastructure.

Public transport links are accessible via local bus routes connecting into Bradford city centre, where Bradford Interchange provides rail services towards Leeds, Halifax and beyond. Road connections are also convenient, with access to key routes around the city and towards the wider West Yorkshire region.

Residents can also access green spaces and parks in the wider Bradford area, along with a range of cafés, restaurants and high street facilities in the city centre, providing varied options for shopping, leisure and dining within reasonable travelling distance.

**\*\* 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.\*\***





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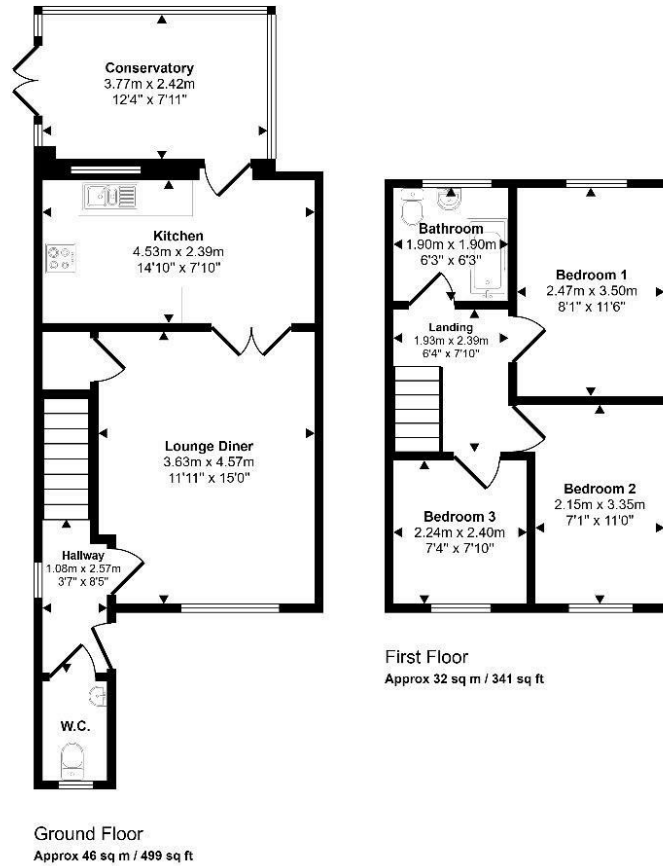


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Approx Gross Internal Area  
78 sq m / 840 sq ft



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

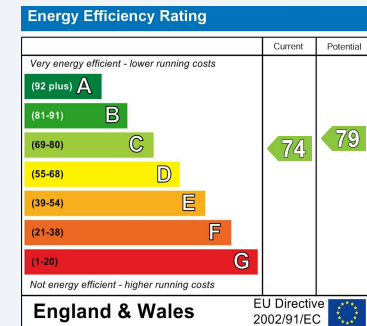
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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