



## James Street, Bradford, West Yorkshire, BD1

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- IDEAL FOR PROFESSIONALS OR COUPLES
- AVAILABLE: NOW
- ELECTRIC HEATING
- COUNCIL TAX BAND- B
- 1 BEDROOM CITY CENTRE APARTMENT
- FURNISHED
- FOB/PIN CODE ENTRY
- EPC RATING: D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£575 Per Calendar Month - Deposit £663 - \*\* Deposit Free option Available \*\***



# James Street, Bradford, West Yorkshire, BD1

## DESCRIPTION

To let: a furnished one-bedroom flat located in Bradford city centre, well positioned for professionals and couples seeking convenient urban living.

The property features an open-plan kitchen and reception area, creating a practical space for cooking, dining and relaxing. The bedroom is complemented by a separate shower room, and the flat benefits from an EPC rating of D and falls within Council Tax Band A, helping to keep running costs relatively manageable.

Situated in the heart of Bradford, the flat offers excellent access to local amenities. The city centre provides a wide range of shops, supermarkets, cafés and restaurants, with The Broadway and Kirkgate shopping areas within easy reach. Nearby city parks and public spaces, such as Centenary Square and City Park, offer opportunities for outdoor relaxation.

Public transport links are a key advantage of this location. Bradford Interchange and Bradford Forster Square railway stations are both accessible from the city centre, providing regular services to Leeds in around 20 minutes and connections to Manchester, Huddersfield and beyond. Local bus services operate frequently across the district, making commuting and leisure travel straightforward without reliance on a car.

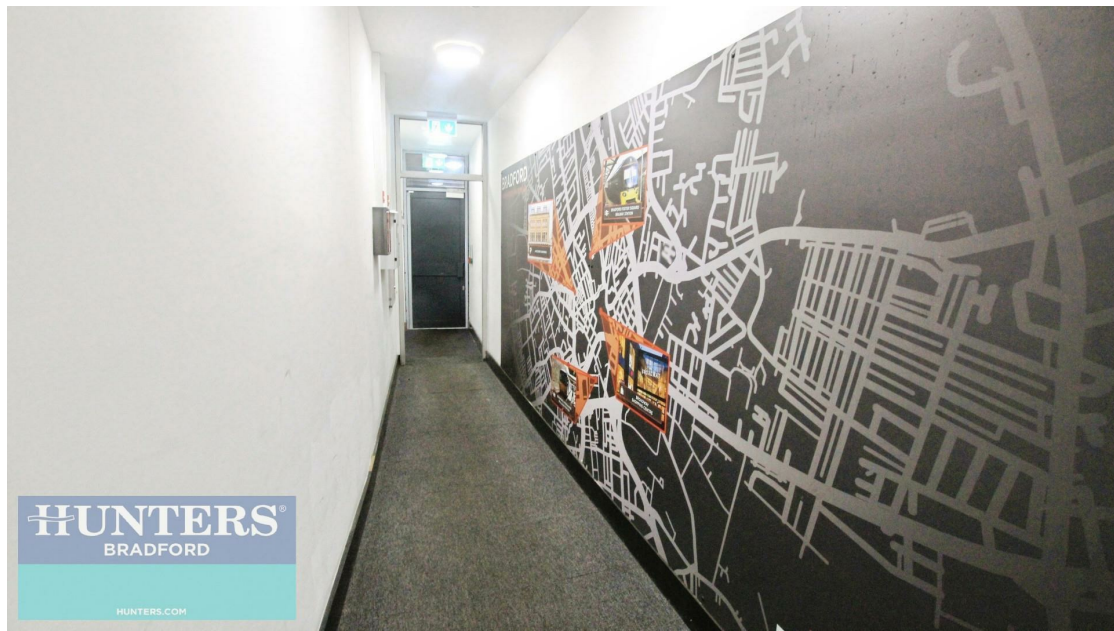
This furnished, open-plan one-bedroom flat to let in central Bradford is particularly suitable for professionals and couples who value city-centre convenience and strong transport links.

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

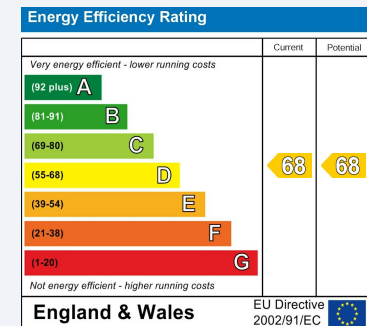
**\*Disclaimer\*** Pictures are from previous tenancy and are not current.





## 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.

### 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.

