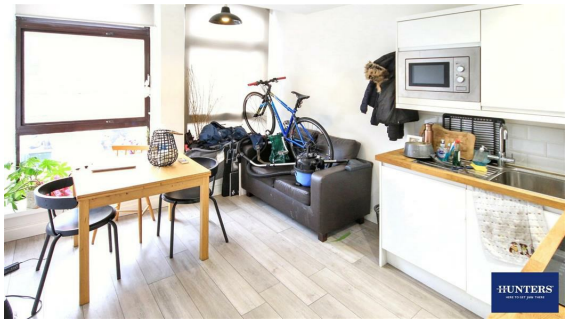

James Street, Bradford, West Yorkshire, BD1

- ** DEPOSIT FREE OPTION AVAILABLE **
- FURNISHED
- PIN CODE AND FOB ENTRY
- EPC RATING: C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- 1 BEDROOM CITY CENTRE APARTMENT
- COMMUNAL UTILITY WASHING MACHINE ROOM
- ELECTRIC HEATING
- COUNCIL TAX BAND A

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£550 Per Month - Deposit £634 - ** Deposit Free option Available **

James Street, Bradford, West Yorkshire, BD1

DESCRIPTION

To let – a one-bedroom studio flat located in the heart of Bradford city centre, offering convenient access to public transport, local amenities and green spaces.

The flat provides a combined living and sleeping area, a separate kitchen and a bathroom, along with one reception room. With an EPC rating of C, the property offers relatively efficient energy performance, and it falls within Council Tax Band A, helping to keep running costs manageable.

Situated in central Bradford, the property is well placed for everyday needs, with supermarkets, shops, cafés and restaurants all within easy reach. The nearby Broadway shopping centre and City Park provide a range of retail and leisure options, while local green spaces such as Peel Park and Bowling Park are accessible by a short drive or bus journey for outdoor recreation.

Public transport connections are a key benefit of this location. Bradford Interchange is within walking distance, offering rail services to Leeds in around 20 minutes and connections towards Manchester and Halifax, as well as a major bus station with routes across the district. Bradford Forster Square station is also accessible on foot, providing additional services to Leeds, Ilkley and Skipton.

This one-bedroom studio flat to let will appeal to those seeking centrally located accommodation with strong transport links and convenient access to Bradford's city centre amenities.

** 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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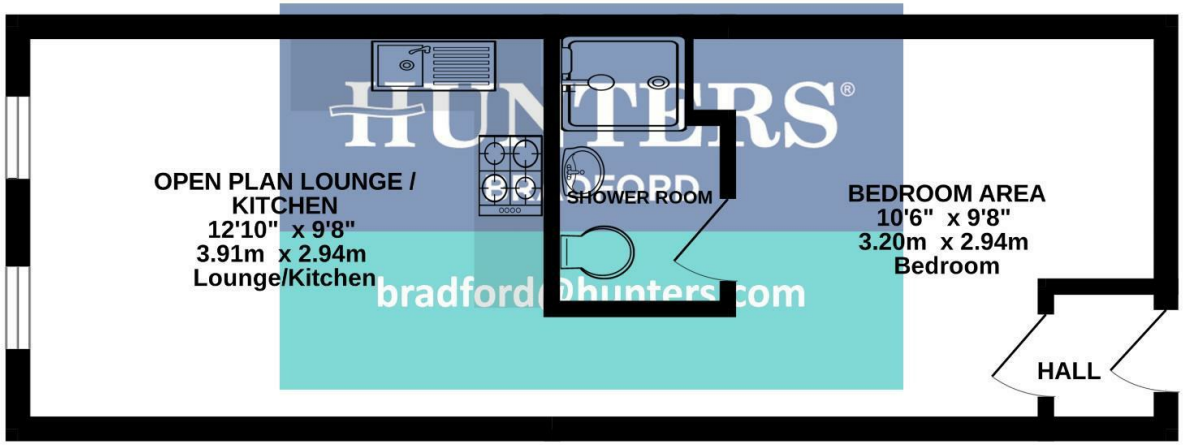
GROUND FLOOR



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

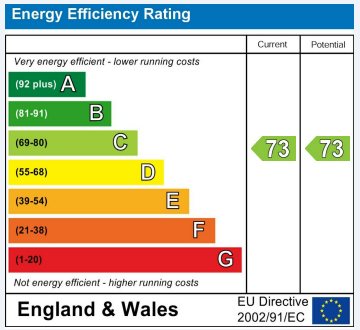
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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