



Olicana House, Chapel Street, Bradford, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- ELECTRIC HEATING
- LIFT ACCESS
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- STUDIO FLAT
- AVAILABLE: NOW
- FURNISHED
- COUNCIL TAX BAND- A

£500 Per Month - Deposit £576 - ** Deposit Free option Available **



Olicana House, Chapel Street, Bradford, BD1

DESCRIPTION

To let – a studio flat in good condition within Olicana House, situated in Bradford city centre and offering convenient lift access to all floors.

The flat provides a combined reception and sleeping area with a large window bringing in good natural light and giving open views across the city. The layout comfortably accommodates a bed, sofa and small dining table, with neutral décor and wood-effect flooring providing a practical, low-maintenance finish. The studio also benefits from basic fitted cooking facilities and worktop space, suited to straightforward everyday use.

A separate shower room includes a shower enclosure, WC and wash basin, along with modern flooring and a heated towel rail. With an EPC rating of C and Council Tax Band A, the property offers relatively efficient running costs for a city-centre home.

Positioned just off Chapel Street, the flat is within short walking distance of Bradford's main shopping destinations, including The Broadway and Kirkgate Shopping Centre, as well as a choice of supermarkets, cafés, gyms and everyday services.

Bradford Interchange is approximately 10 minutes' walk away, providing regular rail services to Leeds in about 20 minutes and onward connections to Halifax, Huddersfield and Manchester. Bradford Forster Square station is also accessible on foot, offering routes towards Leeds and Skipton. Numerous bus services operate from the Interchange and surrounding streets, giving good public transport links across Bradford and the wider West Yorkshire area.

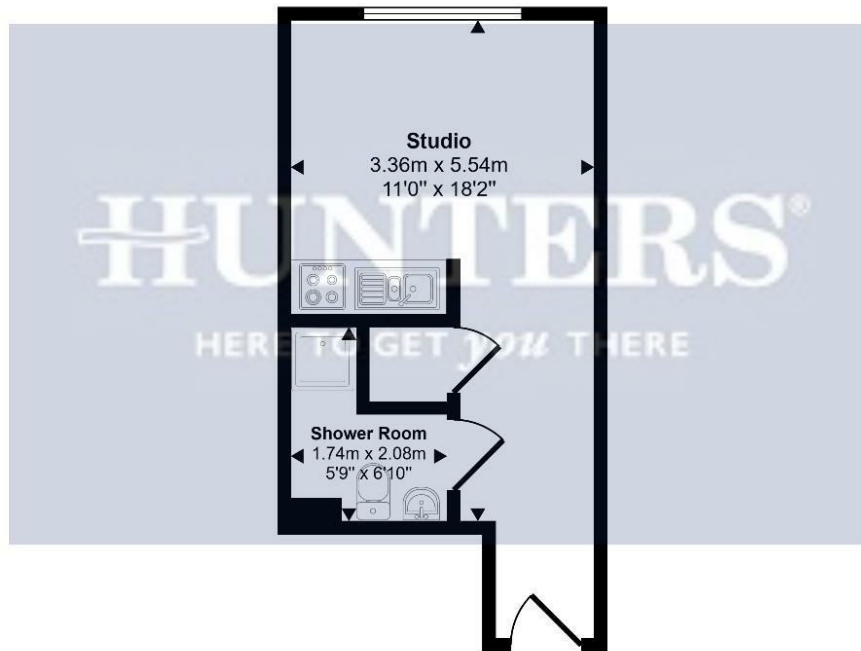
**** Flatfair's No Deposit solution ****

**** 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
20 sq m / 214 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

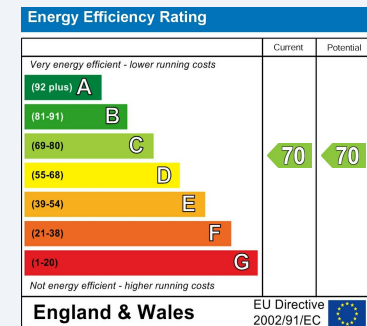
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford.lettings@hunters.com <https://www.hunters.com>

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.

