Woolston Warehouse, Grattan Road, Bradford, BD1

- **DEPOSIT FREE OPTION AVAILABLE**
- ELECTRIC HEATING
- EPC RATING: E
- AVAILABLE NOW
- SECURED FOB ENTRY
- 1 BEDROOM CITY CENTRE APARTMENT
- FURNISHED
- LIFT ACCESS
- COUNCIL TAX BAND A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

HUNTERS®
HERE TO GET *you* THERE

£600 Per Month - Deposit £778 - ** Deposit Free option Available **

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DESCRIPTION

Presenting this fully furnished flat available to let. Tailor-made for simplicity and style, this property combines luxurious comfort with quintessential practicality – an exceptional choice for professionals, couples, and students alike.

Amply appointed, the property comes with a double bedroom, an inviting reception room, a well-equipped kitchen and a modern bathroom, each adorned to radiate a warm and welcoming ambiance. Embrace the charm of this attractive residence and enjoy a lifestyle of exceptional ease and comfort.

One of the unique features that really set this property apart is its stunning open plan layout – a design choice that not only promotes a more interconnected living space but also allows for optimal light penetration, making every corner of the home feel bright and airy.

Set in a location with easy access to local amenities and public transport links, the property makes daily commuting and routine shopping a breeze. It holds a respectable EPC rating of E, while also falling under the advantageous council tax band A.

We invite you to experience this unit first-hand to fully appreciate the interior elegance and location convenience it offers. Meticulously planned and finished to perfection, this flat offers tranquillity and practicality in equal measure.

Make this beautiful property your home sweet home and immerse yourself in the ultimate living experience. Get in touch with us today for further details and viewing arrangements. A unique living opportunity like this is rare to find and not to be missed.

** 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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Approx Gross Internal Area
38 sq m / 411 sq ft

Floorplan

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

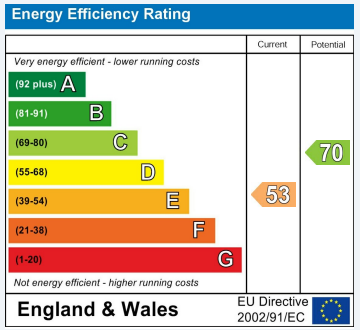
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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