



## Kingsway, Bradford, BD2 1PN

- \*\*\* DEPOSIT FREE OPTION AVAILABLE \*\*\*
- AVAILABLE NOW
- CONSERVATORY
- THREE PIECE BATHROOM SUITE
- EPC RATING GRADE D
- THREE BEDROOM SEMI-DETACHED PROPERTY
- SPACIOUS RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£950 Per Month - Deposit £1,096 - \*\* Deposit Free option Available**

**HUNTERS®**  
HERE TO GET *you* THERE

# Kingsway, Bradford, BD2 1PN

**£950 PER MONTH - DEPOSIT £1,096 - \*\* DEPOSIT FREE OPTION AVAILABLE \*\***

This three-bedroom semi-detached house is available \*\*to let\*\* in the BD2 area of Bradford, offering practical accommodation in good condition with a private driveway and rear garden.

The ground floor comprises one reception room and a kitchen, providing defined areas for living and dining. To the first floor are three bedrooms and a family bathroom. The property further benefits from an EPC rating of D and falls within Council Tax Band C.

Situated in Bradford, the property is well placed for local amenities including supermarkets, independent shops and services found along nearby high streets in the BD2 area. Residents have access to a choice of nearby schools, making this a convenient option for households requiring local education provision.

Public transport links are readily accessible, with regular bus services from the surrounding area connecting to Bradford city centre. From Bradford Forster Square and Bradford Interchange stations, services run to Leeds, Shipley and further afield, with journeys to Leeds typically around 20–25 minutes by train. Road connections provide routes towards Leeds, Shipley and the wider West Yorkshire region.

Outdoor spaces such as local parks and recreational areas in and around BD2 are within easy reach, offering opportunities for walking and leisure. The rear garden at the property itself provides additional private outdoor space.

This three-bedroom house to let in Bradford presents a functional layout, off-street parking via a private driveway, and access to local amenities, schools and public transport links.

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

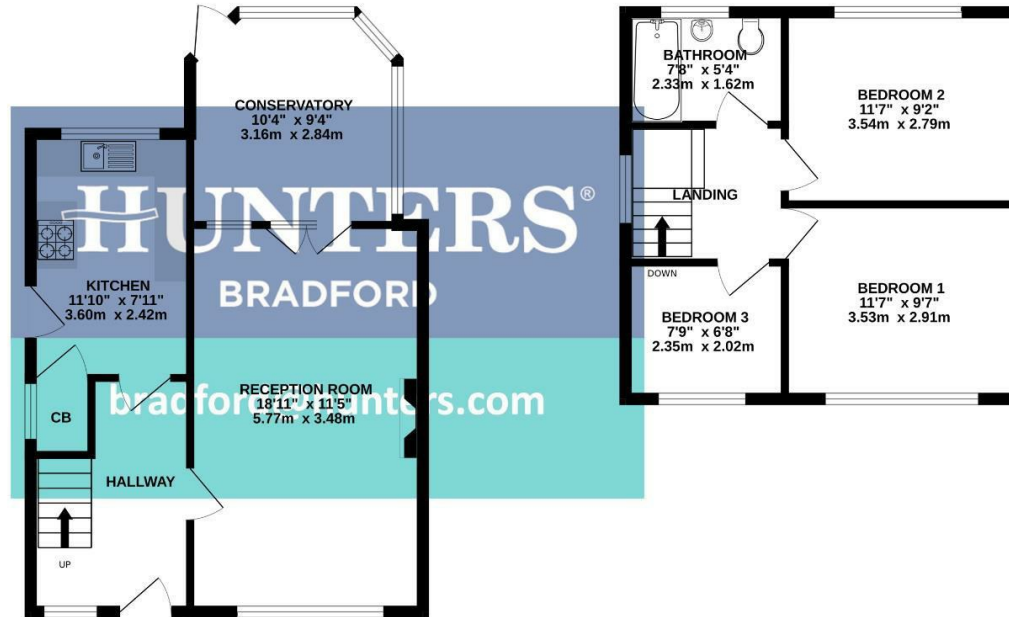
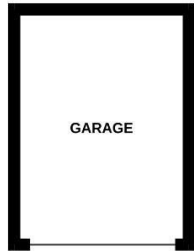
**\*\* This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.\*\***





GROUND FLOOR

1ST 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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### Viewing

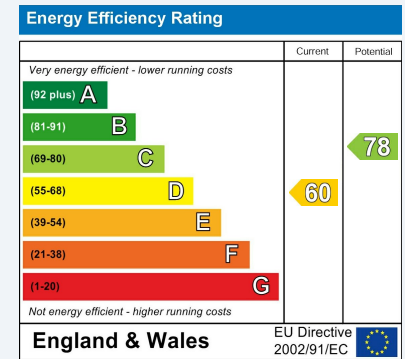
Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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## 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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