



## Broadgate House, Broad Street, Bradford, West Yorkshire, BD1

- TWO BEDROOM APARTMENT
- ELECTRIC HEATING
- UNFURNISHED
- LIFT ACCESS
- COUNCIL TAX BAND- B
- CITY CENTRE LOCATION
- AVAILABLE: JUNE 2026
- FIXED DEPOSIT
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£770 Per Calendar Month - Deposit £917**



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## DESCRIPTION

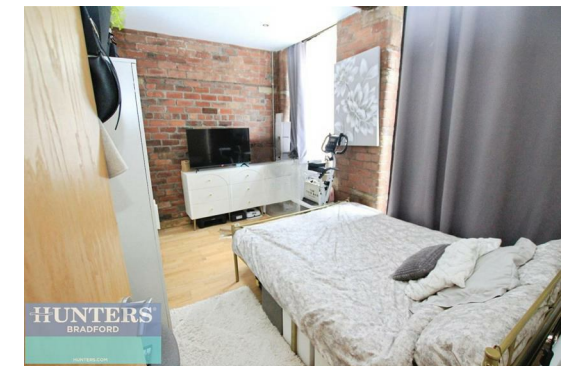
This two-bedroom flat is available \*\*to let\*\* in the heart of Bradford city centre, offering convenient access to a range of public transport links and local amenities. Located within Broadgate House, the building benefits from lift access, making it suitable for a variety of occupants seeking practical city living.

The property comprises one reception room, one kitchen and one bathroom, providing a straightforward layout that supports comfortable day-to-day living. An EPC rating of C and Council Tax band B contribute to manageable ongoing running costs.

The flat is well placed for Bradford Forster Square and Bradford Interchange railway stations, both typically within walking distance. These provide regular services to Leeds in around 20 minutes and to Manchester Victoria in under an hour, as well as wider connections across West Yorkshire and beyond. Local bus services also operate extensively throughout the city and surrounding areas.

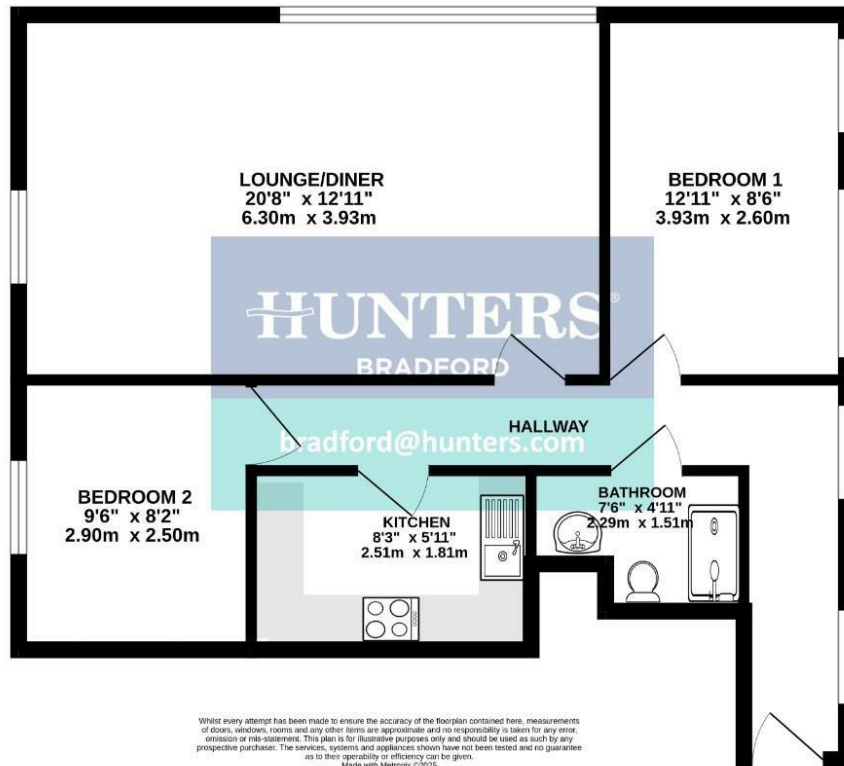
Residents will find a good selection of shops, supermarkets, cafés and restaurants nearby, with the Broadway Shopping Centre and Bradford's main retail areas easily accessible. Cultural and leisure attractions such as the Alhambra Theatre, the National Science and Media Museum and City Park are also close at hand.

Green space can be enjoyed at nearby parks and open areas around the city, while further recreational opportunities are available at Lister Park and Peel Park, both a short drive or bus journey away. This two-bedroom flat presents a practical city centre rental option with strong transport and amenity links.





## THIRD FLOOR



### Viewings

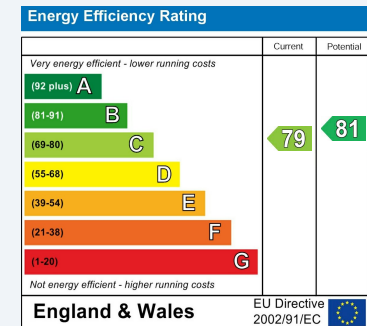
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.

