



Sandhill Close, Bradford, West Yorkshire BD8

- **DEPOSIT FREE OPTIONS AVAILABLE**
- AVAILABLE: NOW
- UNFURNISHED
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- TWO BEDROOM APARTMENT
- PARKING AVAILABLE
- ELECTRIC HEATING
- COUNCIL TAX BAND- B



£750 Per Calendar Month - Deposit £865 - ** Deposit Free option Available **

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DESCRIPTION

This **two-bedroom flat** in Bradford is **to let**, offering practical accommodation in a convenient residential setting. The property comprises **one reception room**, **one kitchen**, **two bathrooms**, including an **en suite**, making it suitable for occupants seeking the privacy of a dedicated bathroom alongside shared facilities. The home has an **EPC rating of C** and falls within **Council Tax band B**.

Situated in Bradford, the flat benefits from a range of **local amenities**, including nearby shops, supermarkets and everyday services within a short distance. The area is also served by **nearby parks**, providing accessible green space for walking, exercise and leisure.

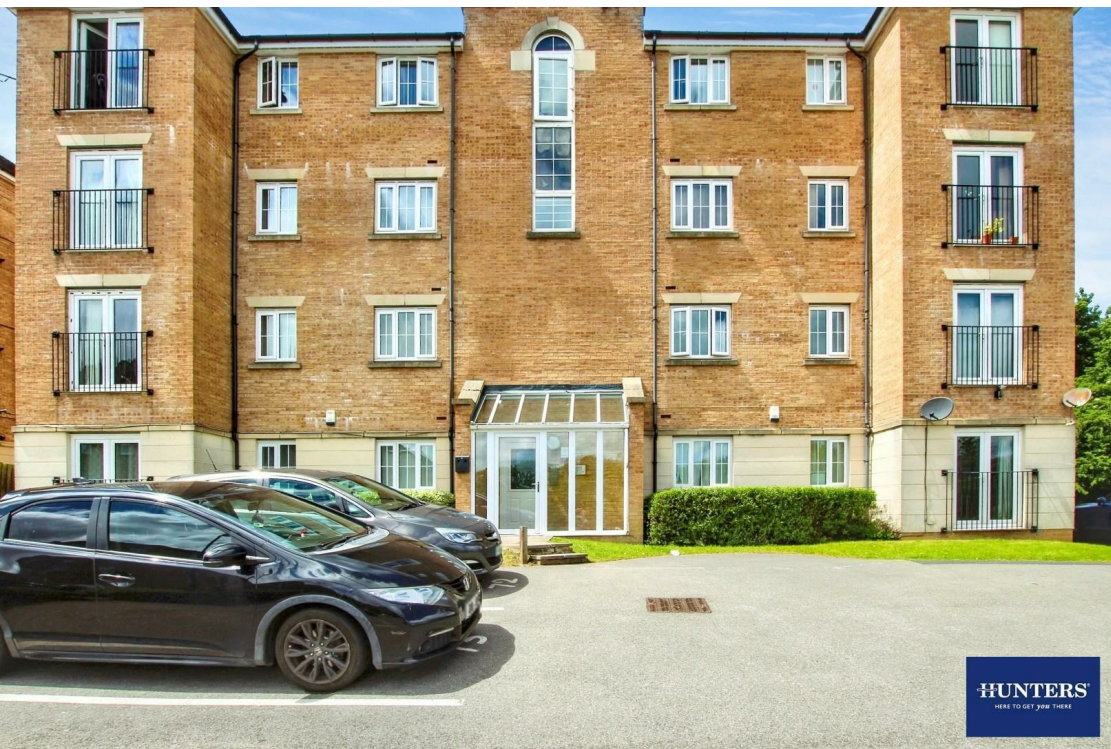
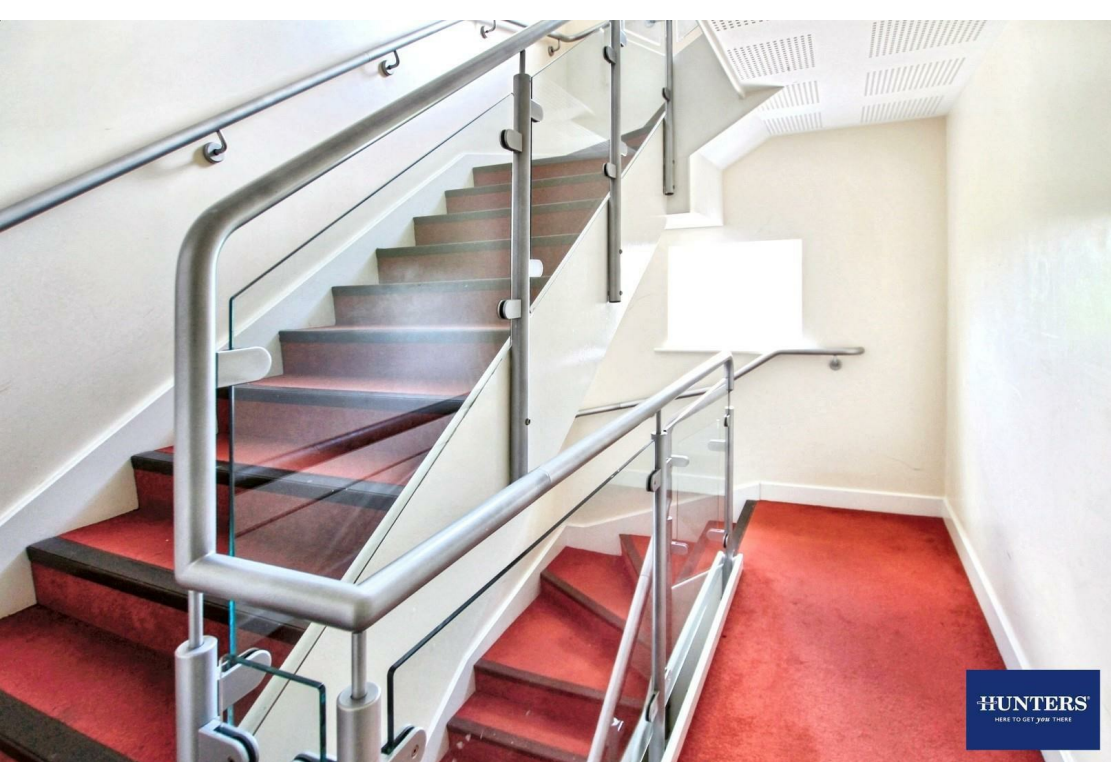
Public transport links are a key feature of this location. Bradford city centre can be reached by local bus services, providing connections to **Bradford Interchange** and **Bradford Forster Square** stations. From these, regular rail services run to **Leeds** in around 20 minutes and to **Manchester** in approximately 60–70 minutes, giving access to wider regional and national destinations. Road links from Bradford also allow straightforward access to surrounding West Yorkshire towns and the broader motorway network by car.

This two-bedroom flat to let represents a practical option for tenants seeking a well-located property with access to public transport, local amenities and outdoor space, along with the added benefit of an en suite bathroom and clear information on energy performance and council tax banding.

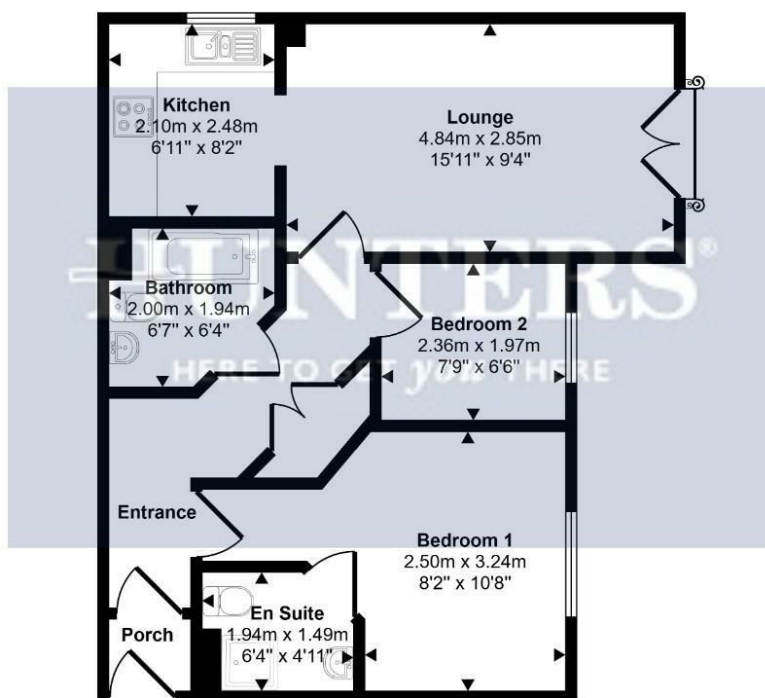
Flatfair's No Deposit solution

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
52 sq m / 559 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.