



Sunbridge Road, Bradford, West Yorkshire, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- AVAILABLE: NOW
- INTEGRATED APPLIANCES
- ON STREET PARKING AVAILABLE
- COUNCIL TAX BAND- A
- 2 BEDROOM APARTMENT
- FURNISHED
- ELECTRIC HEATING
- EPC RATING- E
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£650 Per Calendar Month - Deposit £750 - ** Deposit Free option Available **



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DESCRIPTION

To Let – a two-bedroom flat in central Bradford, offering convenient access to public transport, local amenities and green spaces.

The flat provides two bedrooms, one bathroom, a reception room and a kitchen, making it suitable for tenants seeking practical city-centre living with clearly defined spaces for cooking, relaxing and sleeping. The property has an EPC rating of E and falls within Council Tax Band A.

Situated close to Bradford city centre, the flat is well located for shops, cafés, restaurants and everyday services. The nearby Broadway and Kirkgate shopping areas offer a range of high-street and independent retailers, while the wider city centre provides gyms, cultural venues and leisure facilities.

Public transport connections are a key benefit. Bradford Interchange and Bradford Forster Square stations are both accessible, providing rail services towards Leeds, Halifax, Manchester and beyond. Typical journey times to Leeds are around 20 minutes, making this a practical base for commuters. There is also an extensive local bus network, with routes across Bradford and to surrounding towns.

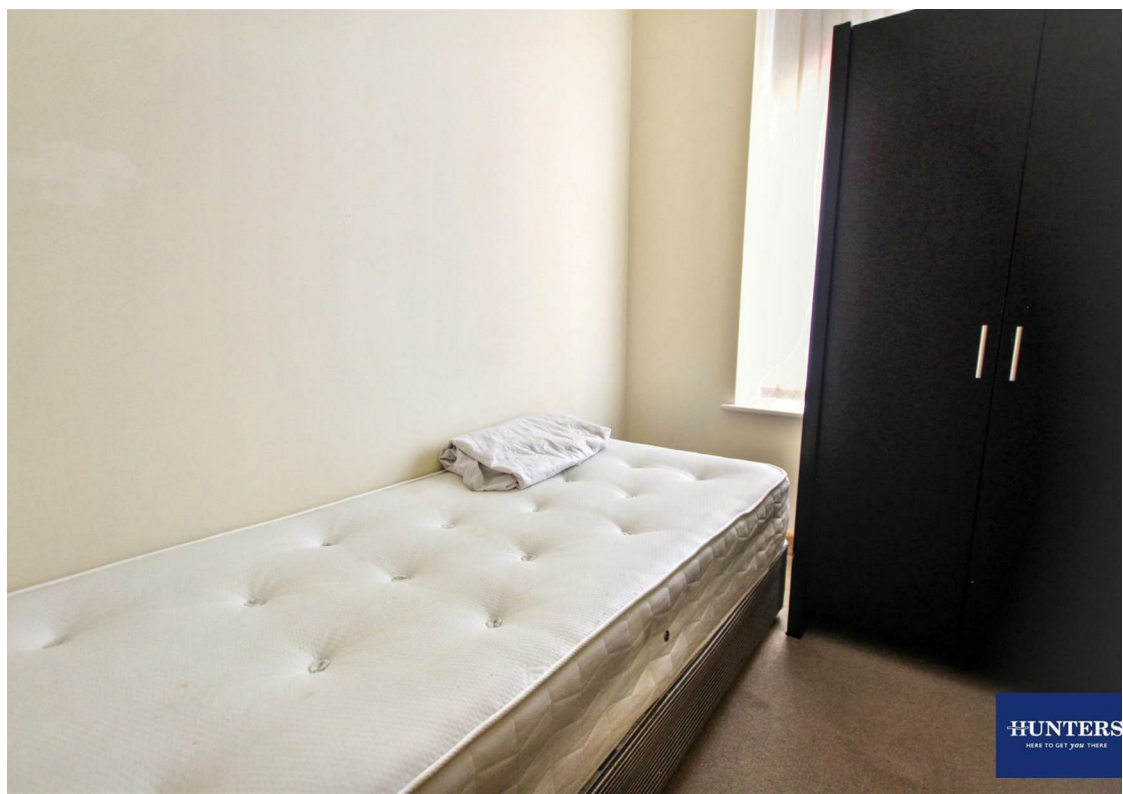
For outdoor and leisure activities, residents can make use of nearby green spaces and walking routes in and around the city, including parks and canal- or riverside paths suitable for both walking and cycling. These routes provide opportunities for exercise and access to further amenities.

This two-bedroom flat to let in Bradford therefore offers a balanced combination of central convenience, transport links and access to local green and recreational areas.

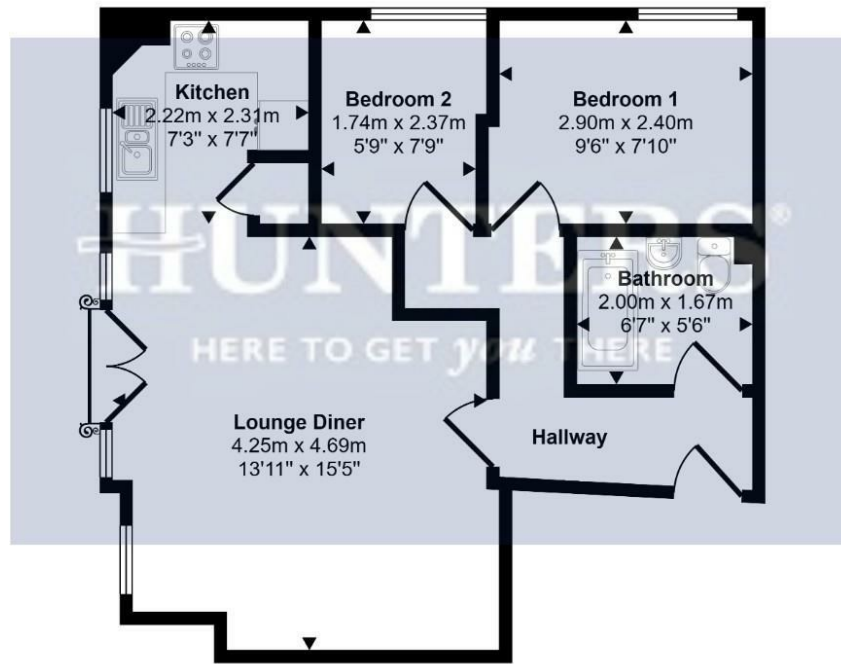
**** Flatfair's No Deposit solution ****

**** 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
46 sq m / 495 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

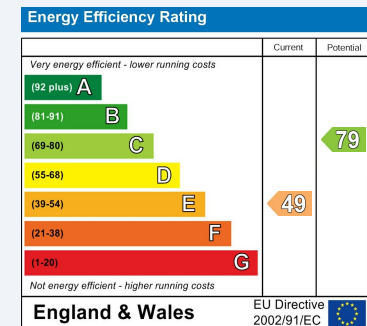
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.