







Olicana House, Chapel Street, Bradford, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- ELECTRIC HEATING
- AVAILABLE: NOW
- FURNISHED
- COUNCIL TAX BAND- A
- STUDIO FLAT
- ON STREET PARKING
- LIFT ACCESS
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

HUNTERS®
HERE TO GET *you* THERE

£450 Per Month - Deposit £519 - ** Deposit Free option Available **

Olicana House, Chapel Street, Bradford, BD1

DESCRIPTION

To let – one bedroom studio in Bradford city centre, offered in good condition with an EPC rating of C and Council Tax band A.

Set within Olicana House, this self-contained studio provides a practical layout with a combined reception room and kitchen, separate bedroom and shower room. The main living area has wood-effect flooring, neutral décor and a large window bringing in good natural light. The fitted kitchen includes contemporary units, worktop space, electric hob and extractor, plus a sink and under-counter appliance space.

The bedroom comfortably accommodates a double bed and storage furniture, with similar flooring and décor for a consistent finish throughout. The shower room offers a corner shower enclosure, basin and WC. Internal communal areas include secure entry, lift access and individual post boxes, with well-maintained corridors.

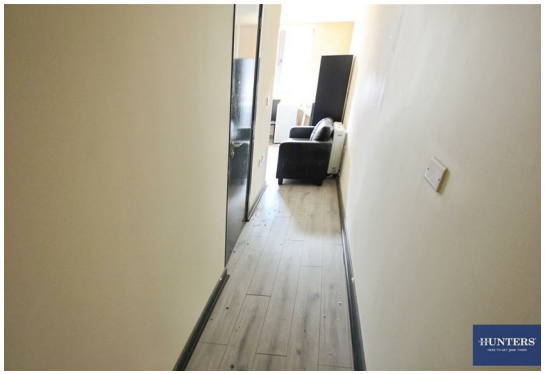
Located in Bradford city centre, the flat is within walking distance of the Broadway shopping centre, city park, cafés and everyday amenities on Market Street and around Centenary Square. Bradford College and the University of Bradford are also accessible on foot, making this property suitable for those needing easy access to the academic quarter.

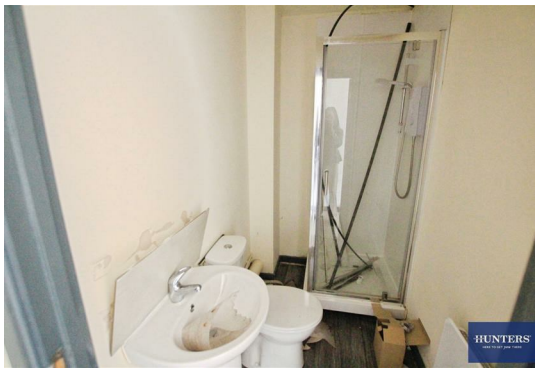
Transport links are strong: Bradford Interchange is approximately 10 minutes' walk, providing rail services to Leeds in around 20 minutes and regular trains and buses to Huddersfield, Halifax and Manchester.

** 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.**

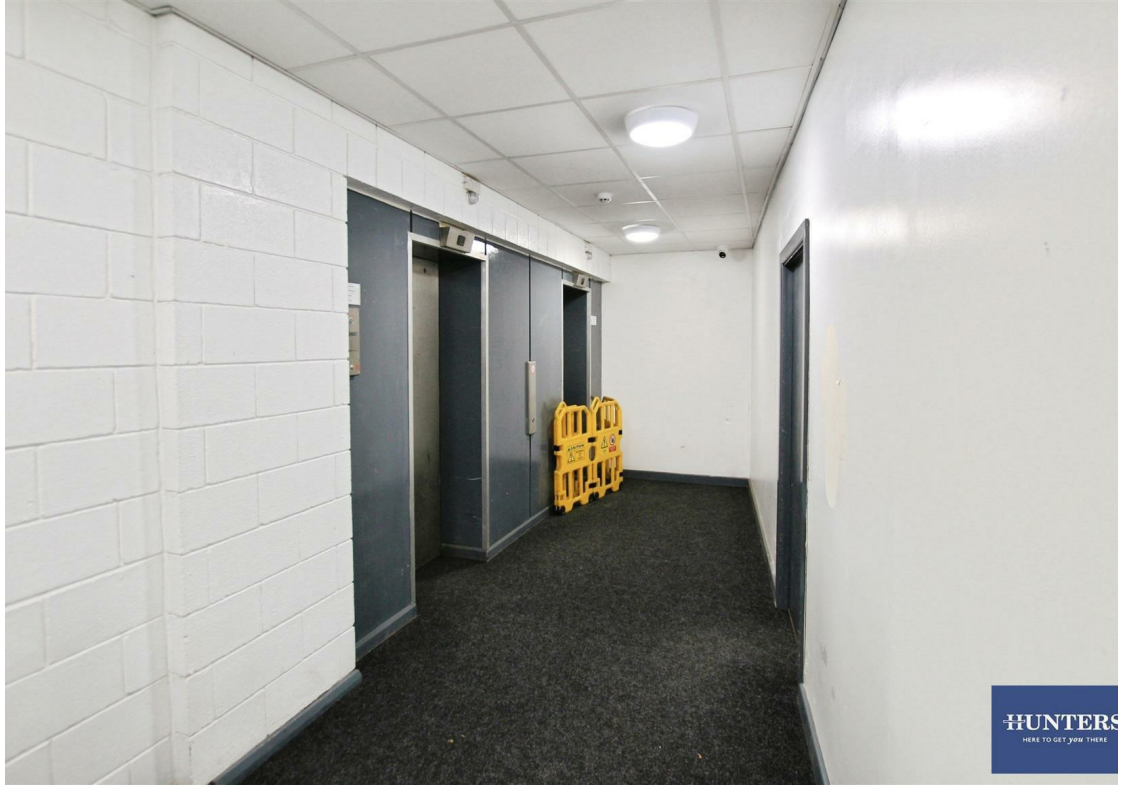








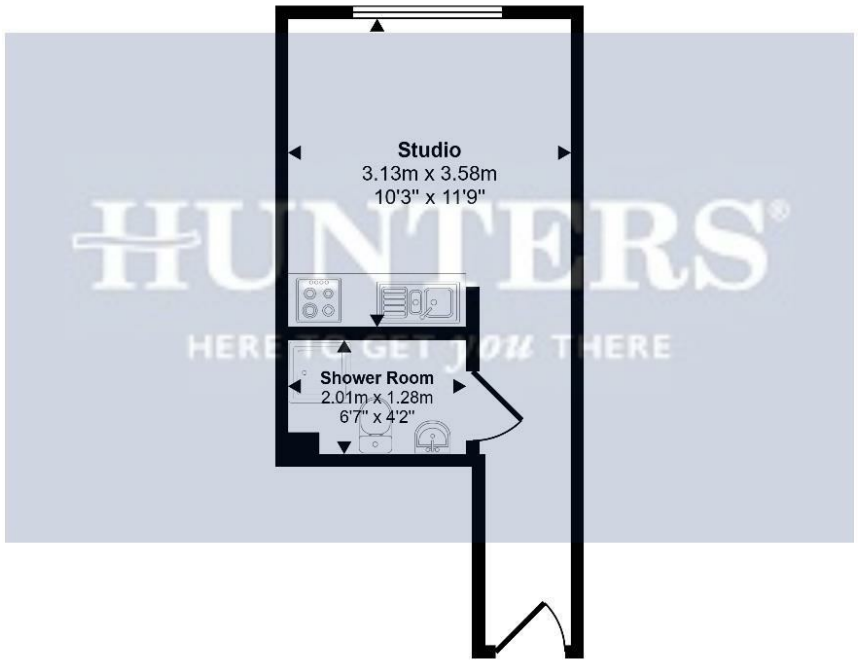







Welcome to Olicana House
Private property
No Trespassing
Warning
FIRE SAFETY DOCUMENTS

Approx Gross Internal Area
18 sq m / 192 sq ft



Studio

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

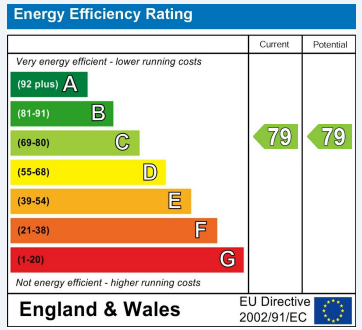
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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