



Olicana House, Chapel Street, Bradford, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- CITY CENTRE LOCATION
- AVAILABLE: NOW
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- STUDIO FLAT
- PART FURNISHED
- ELECTRIC HEATING
- COUNCIL TAX BAND- A



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

Olicana House, Chapel Street, Bradford, BD1

DESCRIPTION

This one-bedroom studio flat is available to let in Bradford city centre, offering an open-plan layout in good condition throughout. The property comprises an open-plan living and sleeping area, a fitted kitchen, and a separate bathroom. The studio design maximises the use of space, with the open-plan arrangement providing flexibility for both living and dining zones within the main room.

Situated in a sought-after central location, the flat benefits from excellent access to local amenities. Bradford's main shopping areas, cafés, restaurants and everyday services are within easy reach, making the property suitable for those seeking a convenient city lifestyle.

Public transport links are a particular advantage. Bradford Interchange and Bradford Forster Square railway stations provide frequent services to Leeds, typically in around 20–25 minutes, as well as routes to Manchester, Halifax and other West Yorkshire centres. There are also extensive local bus connections across the district from the city centre.

Green spaces such as Peel Park and Lister Park are accessible for walking, leisure and recreation, while the wider city offers a range of cultural venues, eateries and gyms.

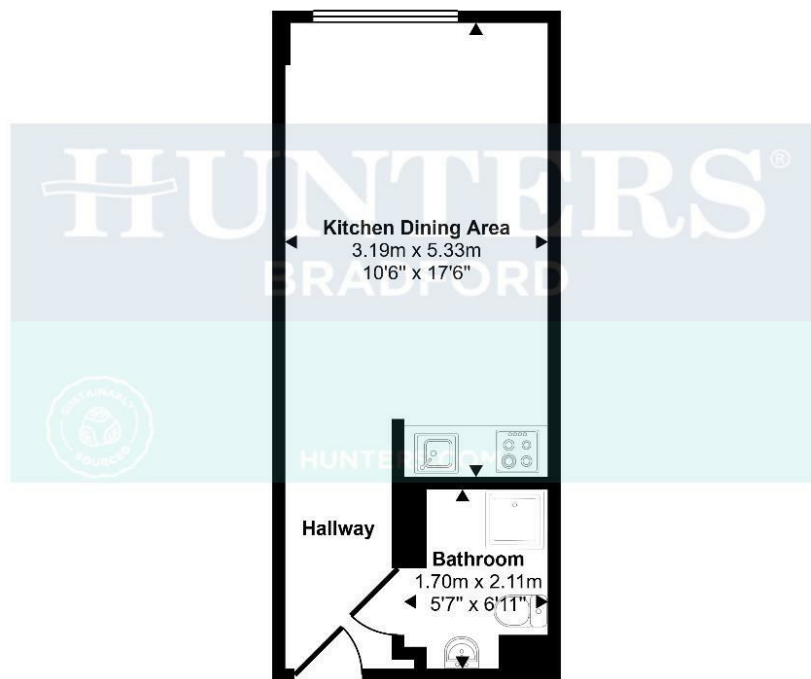
The property has an EPC rating of D and falls within Council Tax Band A, which may appeal to tenants seeking to manage running costs. This studio flat to let presents a practical base in Bradford with strong public transport options and convenient access to city centre facilities.

**** 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.****







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

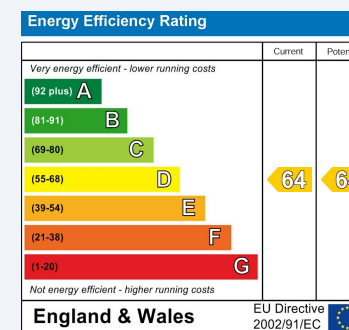
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.