



## Landmark House, Broadway, Bradford, BD1

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- ELECTRIC HEATING
- AVAILABLE: NOW
- LIFT ACCESS
- COUNCIL TAX B
- TWO BEDROOM APARTMENT
- UNFURNISHED
- CITY CENTRE LOCATION
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£770 Per Month - Deposit £888 - \*\* Deposit Free option Available \*\***



# Landmark House, Broadway, Bradford, BD1

## DESCRIPTION

This two-bedroom flat is available **\*\*to let\*\*** in central Bradford, offering convenient access to the city's amenities and transport links. Situated close to the Broadway shopping centre, the property benefits from an extensive range of retail, dining and leisure facilities within easy walking distance.

The flat comprises two bedrooms, one bathroom, a reception room and a separate kitchen. The layout is well suited to professional sharers, couples or small households seeking a practical city base. The property has an EPC rating of D and falls within Council Tax Band B.

The location places you within easy reach of Bradford Interchange and Bradford Forster Square stations, providing direct rail services to Leeds in around 20 minutes and regular connections to Manchester, Halifax and beyond. Local bus services operate frequently from the city centre, giving good coverage across Bradford and neighbouring towns.

There are several green spaces and walking routes nearby, including City Park with its mirror pool and surrounding public spaces, ideal for everyday recreation. The wider area also offers cycling routes and access to parks around the city, supporting an active lifestyle.

With its central Bradford position, access to public transport, nearby parks and proximity to the Broadway, this two-bedroom flat to let presents a practical option for those looking for city living with everyday services close at hand.

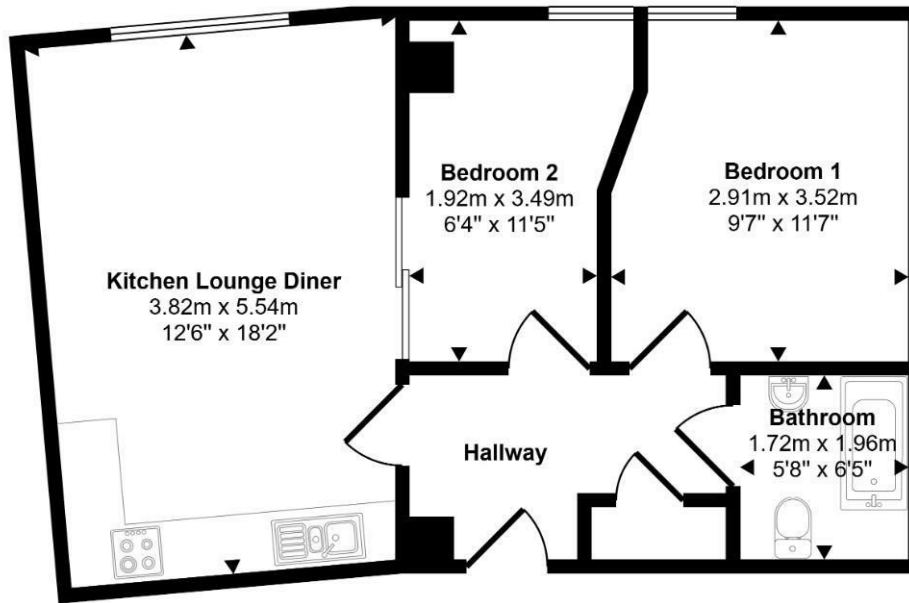
**\*\* Flatfair's No Deposit solution \*\***

**\*\* 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  
49 sq m / 528 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

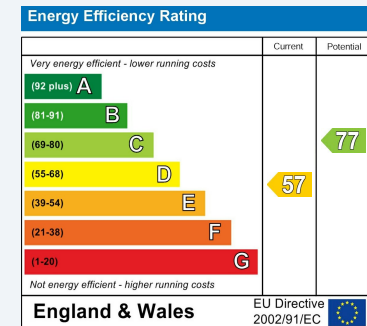
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.