







Bolton Road, Bradford, West Yorkshire, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- NEWLY DECORATED
- AVAILABLE: NOW
- ELECTRIC HEATING
- COUNCIL TAX BAND- A
- TWO BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LOUNGE
- UNFURNISHED
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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£595 Per Calendar Month - Deposit £686 - ** Deposit Free option Available **

Bolton Road, Bradford, West Yorkshire, BD1

DESCRIPTION

To Let – Two Bedroom Flat, Bolton Road, Bradford

This newly decorated two bedroom flat offers well-presented accommodation in good condition in a convenient Bradford location. Set above street level, the property provides a bright open-plan reception room and kitchen with neutral décor, generous windows and new carpets to be installed, creating a fresh and practical living space. The kitchen features fitted units and worktop space suitable for everyday cooking and dining.

Both bedrooms are well proportioned, each benefitting from good natural light and a simple, neutral finish, making furnishing straightforward. The shower room is fitted with a corner shower enclosure, WC and wash basin, with contemporary wall panelling and flooring for easy maintenance.

Situated on Bolton Road, the flat is well placed for access to Bradford city centre, with its range of shops, cafés and restaurants, including the Broadway shopping centre and the Oastler Centre market. Peel Park is within easy reach, providing open green space, walking routes and play areas.

Public transport links are strong: Bradford Forster Square station is around 15–20 minutes' walk or a short bus ride away, offering services to Leeds in about 25 minutes and connections towards Ilkley and Skipton.

With an EPC rating of D and council tax band A, this flat represents an affordable option for tenants seeking straightforward, well-maintained accommodation close to central Bradford amenities and transport links.

** 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.**









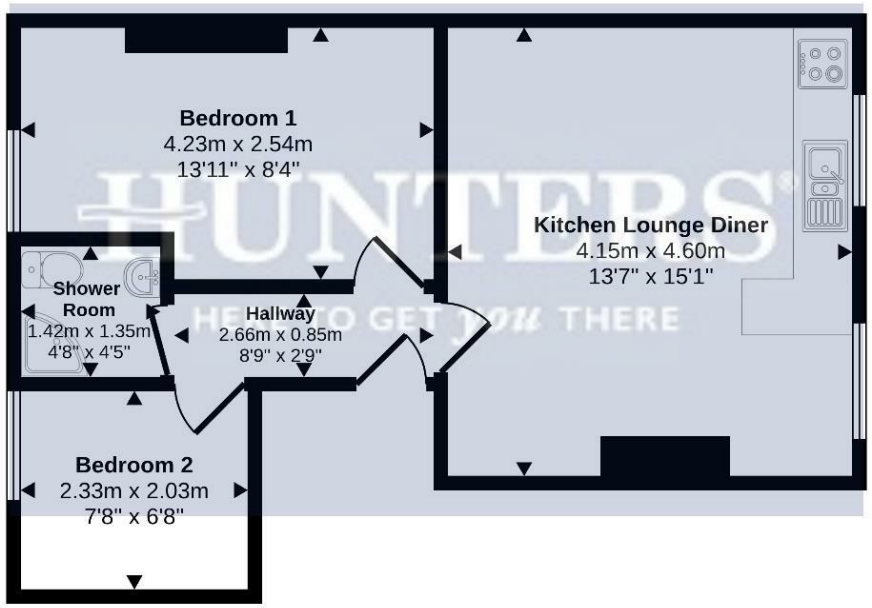

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Approx Gross Internal Area
40 sq m / 428 sq ft



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

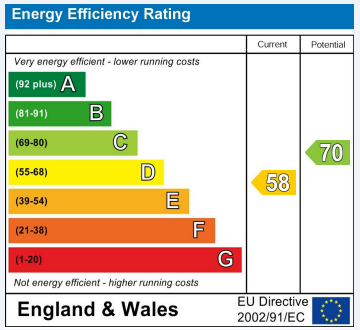
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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