



HUNTERS
BRADFORD

Woolston Warehouse, Grattan Road Bradford, West Yorkshire, BD1

- *** DEPOSIT FREE OPTION AVAILABLE ***
- IDEAL FOR PROFESSIONALS OR COUPLES
- ELECTRIC HEATING
- SECURED FOB ENTRY
- COUNCIL TAX BAND A
- ONE BEDROOM CITY CENTRE APARTMENT
- OPEN PLAN KITCHEN/LOUNGE
- LIFT ACCESS
- EPC RATING: C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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

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Hunters Bradford are delighted to introduce this part-furnished, one-bedroom flat, now available To Let. Ideally located in a bustling city centre, it is within walking distance of local amenities and public transport links, making it an excellent choice for professionals, couples, or students looking for convenience and accessibility.

The property boasts a modern, open-plan design that maximises the use of space, creating a bright and airy environment. The living area comprises one reception room, offering a generous space for relaxation and entertainment. The kitchen, complete with essential appliances, is a functional space that caters to all your culinary needs.

The flat offers one comfortable bedroom, providing a private sanctuary for rest and rejuvenation. There's also one bathroom, complete with all the necessary fixtures for a refreshing experience.

Noteworthy features of this property include lift access for ease of movement, especially for those residing on higher floors. The building also employs a fob entry system, ensuring a secure and safe environment for its occupants.

The property falls under council tax band A, and it holds an EPC rating of C, indicating a reasonable energy efficiency level which would reflect in the utility costs.

This flat presents a unique blend of comfort, functionality, and location.

**** 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.****





Open Plan Lounge / Kitchen
19'3" x 13'9"

Bedroom
11'8" x 8'11"

Bathroom
6'9" x 5'5"

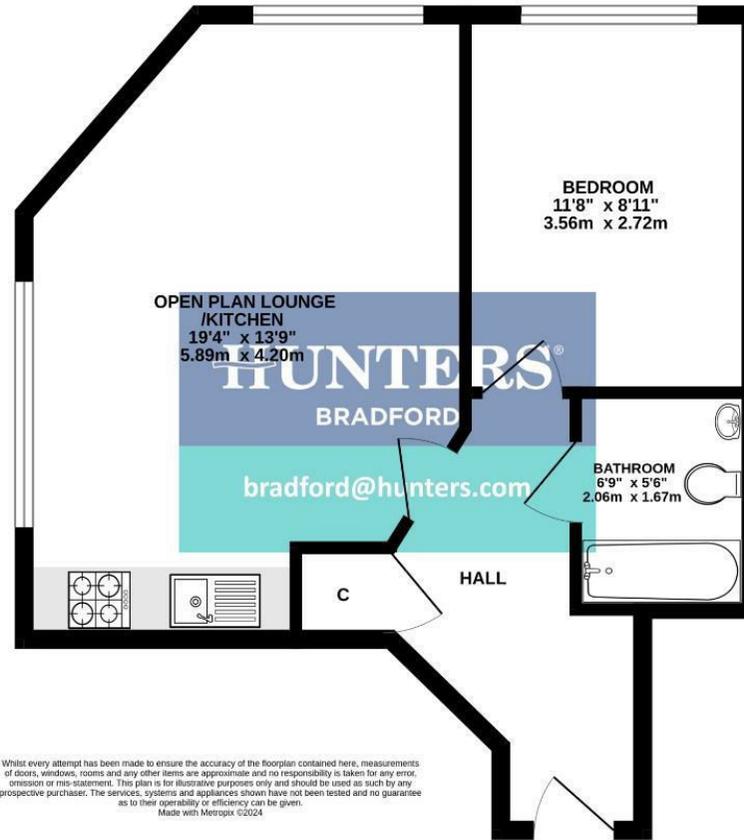




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			85
(81-81) B			
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford Lettings -
01274 393955 <https://www.hunters.com>



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