



Olicana House, Chapel Street, Bradford BD1

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

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



Olicana House, Chapel Street, Bradford BD1

DESCRIPTION

To Let – studio flat within Olicana House in Bradford city centre.

This self-contained studio flat offers a practical open-plan living space with clearly defined areas for sleeping, relaxing and dining. The room is finished with neutral walls and grey laminate flooring, creating a simple backdrop ready for a tenant's own furnishings. A large window provides natural light, while the layout comfortably accommodates a bed, sofa and small dining table.

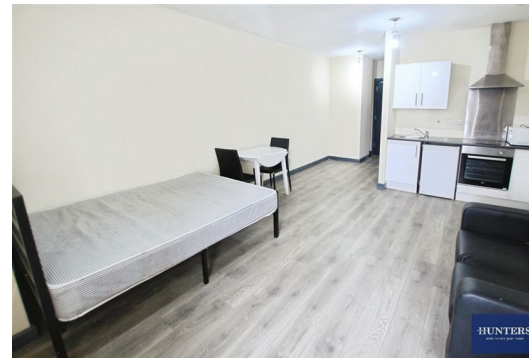
The kitchen is set to one end of the studio and is fitted with modern white base and wall units, stainless steel sink, electric hob and oven with extractor, plus worktop space for everyday food preparation. A separate internal shower room includes a shower cubicle, WC and wash basin with tiled flooring and a white suite.

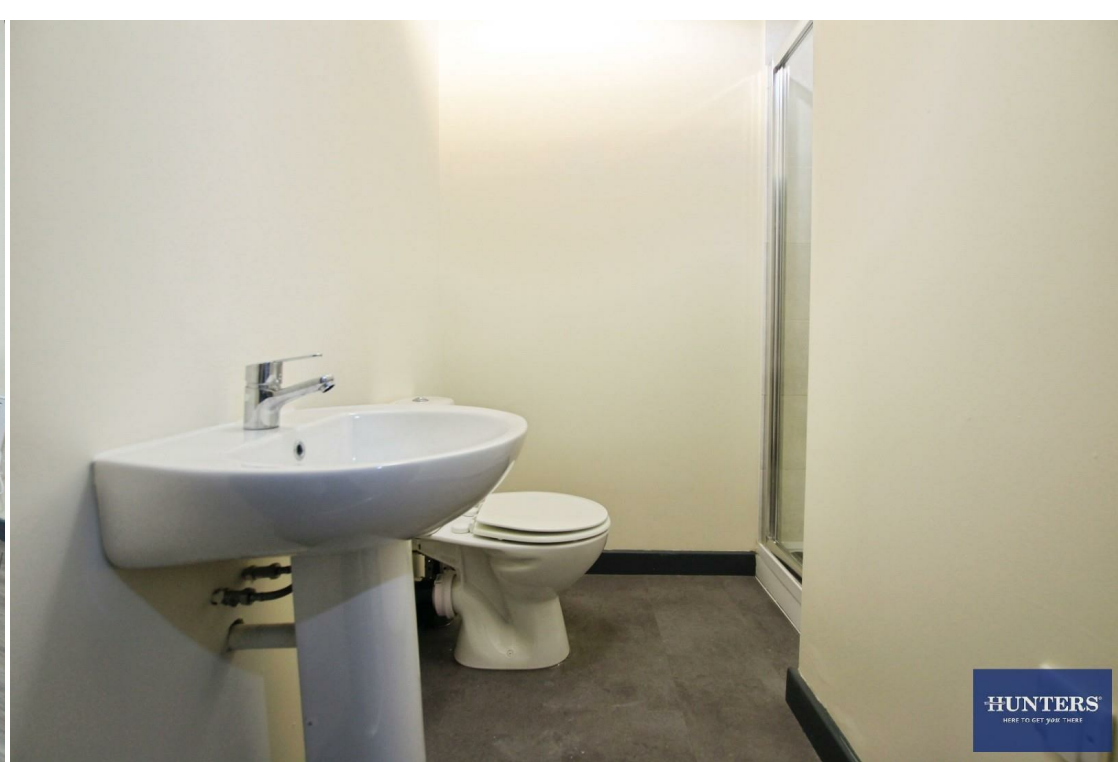
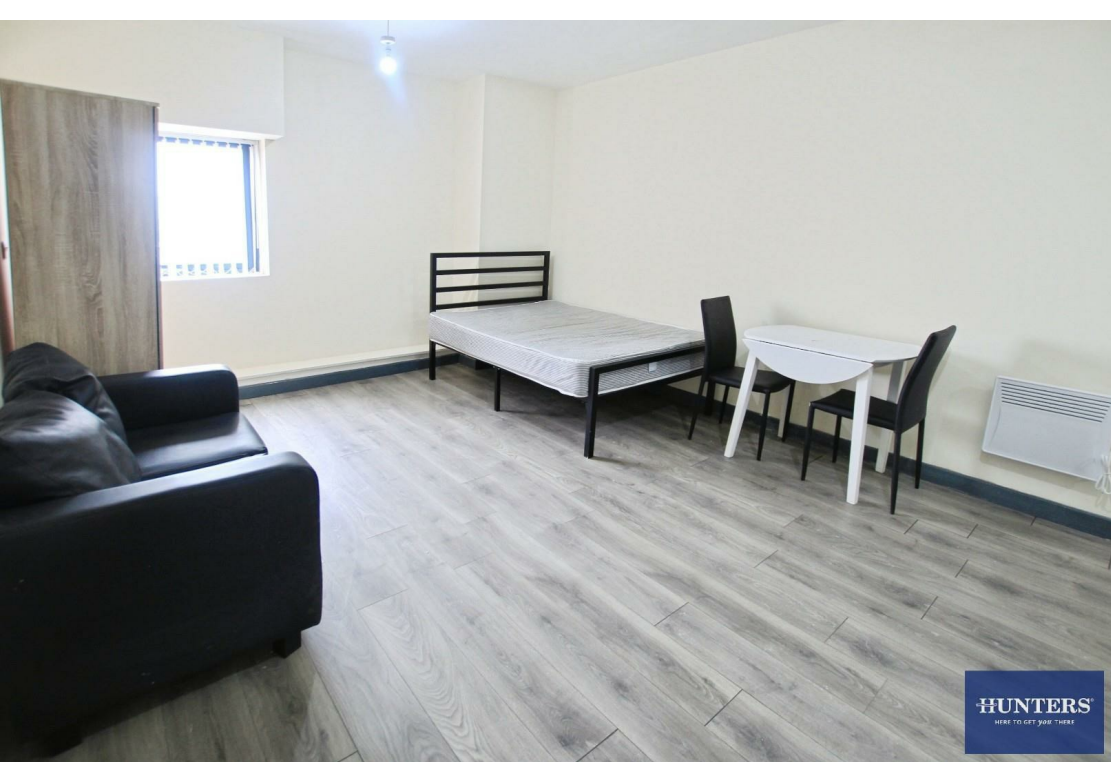
Situated in Bradford BD1, Olicana House is well positioned for city-centre amenities. The Broadway shopping centre, Kirkgate Centre and the wider high street offer supermarkets, shops and services, while nearby cafés and restaurants provide a choice of places to eat and meet. Bradford's City Park and mirror pool are within easy reach for open space and events.

Public transport connections are convenient. Bradford Forster Square station is close by, providing regular services to Leeds in around 25 minutes and to Ilkley and Skipton. Bradford Interchange is also accessible, offering further rail links and a major bus hub for routes across West Yorkshire and to neighbouring towns. Road links via the A650, A647 and M606 connect to the M62 for regional travel.

**** 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
26 sq m / 285 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

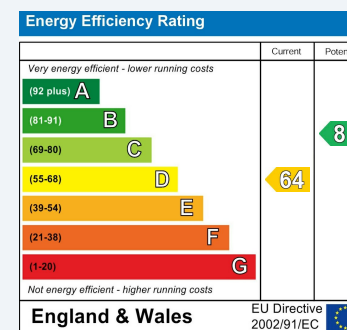
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.