

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cutler Heights Lane

Bradford, BD4 9JG

£450 Per Calendar Month



Hunters are pleased to present this well-maintained ground floor room within a professional house share on Cutler Heights Lane, Bradford.

Room 1 has recently been refreshed with new decoration and carpets, offering a clean and comfortable living space ready to move straight into. The room is fully furnished with a double bed, wardrobe, chest of drawers and bedside table, providing everything needed for convenient day-to-day living.

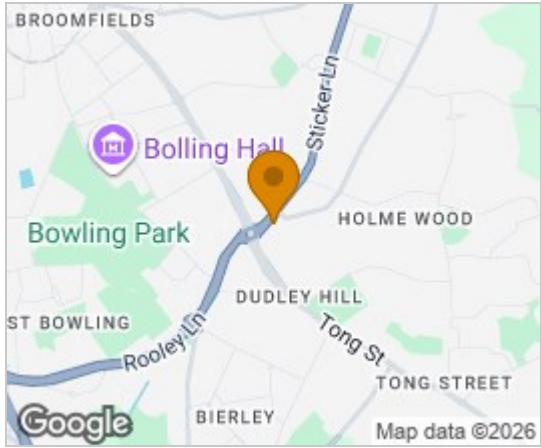
The property itself is a stone-built home comprising six rooms, all well looked after and designed for shared living. Tenants benefit from generous communal areas, including a large fitted dining kitchen with breakfast bar, two ovens, two hobs and two sinks, along with ample appliances and cooking equipment.

There is also a shared lounge with leather sofas and a smart TV, creating a sociable space to relax. Bathroom facilities include both a shared bathroom and a separate shower room.

Externally, there is a front garden and a paved area to the rear. The property includes bills paid and WiFi included..



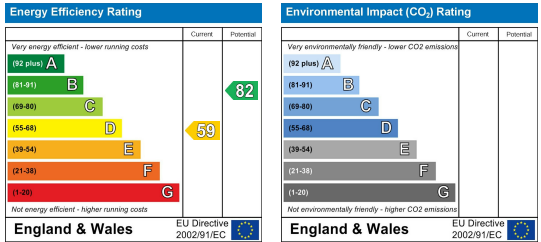
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.