



## St. Enochs Road, Bradford, West Yorkshire, BD6

- \*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- AVAILABLE: NOW
- ON STREET PARKING
- COUNCIL TAX BAND- B
- THREE BEDROOM TERRACED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- REAR ENCLOSED GARDEN
- EPC RATING: D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£900 Per Calendar Month - Deposit £1,038 - \*\* Deposit Free option Available \*\***

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## DESCRIPTION

Hunters Bradford presents this well-maintained three-bedroom terraced property, available to let, which offers an excellent residence for professionals, couples, or families seeking a comfortable and convenient lifestyle. Set in a desirable location, residents enjoy close proximity to reliable public transport links, reputable local schools, and an array of local amenities, ensuring all day-to-day needs are easily met.

Upon entering, you are greeted by the advantage of having two spacious reception rooms, ideal for both relaxing after a long day or entertaining guests. These versatile areas can serve a multitude of purposes, from formal dining to a family lounge or dedicated playroom, tailored to your personal needs and lifestyle.

The property further features a practical and well-equipped kitchen, providing an efficient workspace for meal preparations. With three generously sized bedrooms, there is ample space for restful retreats and flexible options for home office use or growing families. The bathroom, conveniently located, is appointed with necessary fixtures to cater to modern living requirements.

Benefiting from a Council Tax Band B and an EPC rating of D, the property delivers an appealing balance between comfort and economy. The good overall condition ensures tenants can settle in with ease and peace of mind. This terraced home encapsulates functionality and convenience, making it a sound choice for those pursuing quality living in a sought-after area.

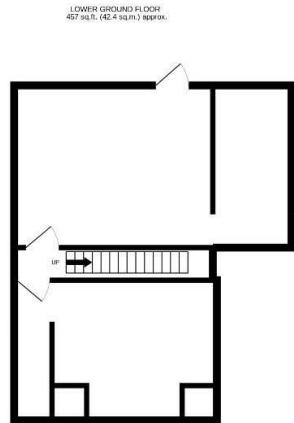
Viewings are highly recommended to appreciate the accommodation and lifestyle offered.

**\*\* 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.\*\***





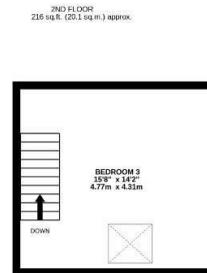


LOWER GROUND FLOOR  
407 sq.ft. (42.4 sq.m.) approx.



GROUND FLOOR  
459 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR  
216 sq.ft. (20.1 sq.m.) approx.

**TOTAL FLOOR AREA: 1568 sq.ft. (145.7 sq.m.) approx.**  
 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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### Viewings

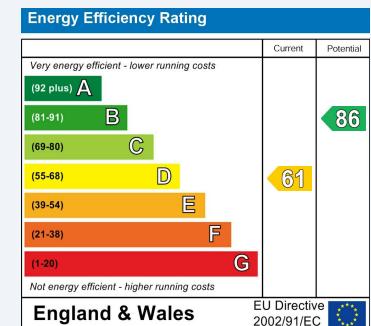
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.