



Olicana House, Chapel Street, Bradford, BD1

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

£475 Per Month - Deposit £548 - ** Deposit Free option Available **



Olicana House, Chapel Street, Bradford, BD1

DESCRIPTION

This part furnished studio is available ****to let**** in central Bradford, offering practical city living within easy reach of local amenities and green spaces. The property includes one bedroom and one bathroom, with an EPC rating of D and Council Tax Band A.

Situated in Bradford city centre, the studio benefits from convenient access to the wider area. Bradford Interchange and Bradford Forster Square railway stations are both within easy reach, providing regular services to Leeds (around 20 minutes) and Manchester (around 1 hour), as well as connections to local West Yorkshire destinations. Bus services from the city centre also offer frequent routes across Bradford and neighbouring towns.

The location places a range of shops, supermarkets, cafés and restaurants within walking distance, including the city's main retail and commercial areas. Nearby green spaces such as Peel Park and Lister Park provide options for walking routes and outdoor recreation, while the city centre's historic buildings and cultural venues reflect Bradford's industrial and architectural heritage.

The studio's central position makes it suitable for those seeking straightforward access to public transport, local services and Bradford's educational, cultural and leisure facilities.

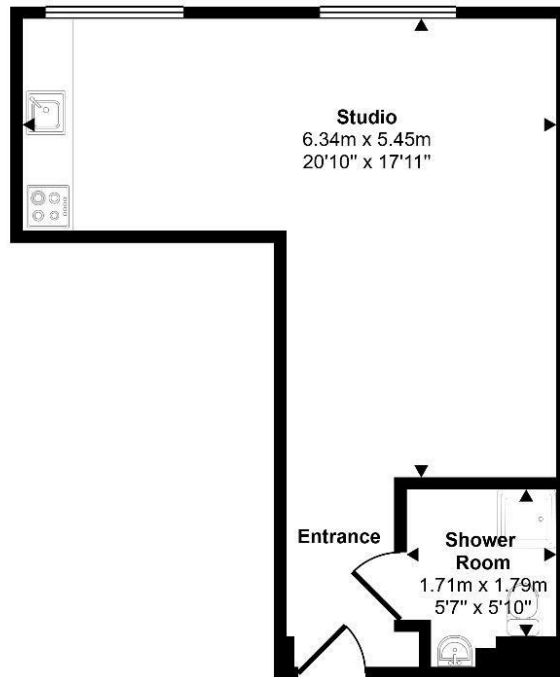
**** Flatfair's No Deposit solution ****

**** 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
32 sq m / 347 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

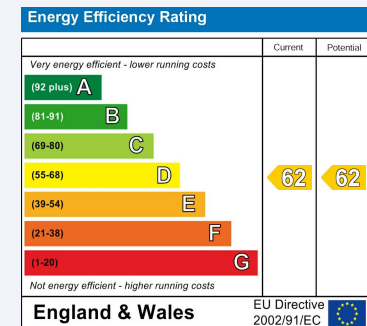
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.