







Woolston Warehouse, Grattan Road, Bradford, BD1

- *** DEPOSIT FREE OPTION AVAILABLE ***
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- SECURED FOB ENTRY
- ON SITE PARKING AVAILABLE
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- ONE BEDROOM CITY CENTRE APARTMENT
- LIFT ACCESS
- ELECTRIC HEATING
- EPC RATING- E
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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£695 Per Month - Deposit £801 - ** Deposit Free option Available **

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DESCRIPTION

This stunning one-bedroom flat, available to let, is a perfect blend of modern convenience and classic charm. Located in a prime city centre location, the property is ideally situated close to public transport links and local amenities, making it an excellent choice for professionals, couples, or students.

The flat is presented in a furnished condition, offering a tasteful and stylish interior. It features a unique open-plan design, giving the space a bright and airy feel. The property boasts open-plan reception room, a place where you can relax or entertain with ease. The modern, well-equipped kitchen is perfect for those who enjoy cooking, with ample storage and preparation space.

The comfortable bedroom assures a restful night's sleep. The flat also includes a sleek bathroom, combining functionality with style. The flat is energy efficient with an EPC rating of E, and falls within council tax band A, ensuring reasonable living costs.

In summary, this property offers a distinctive blend of city living and comfort, with a modern open-plan design and convenient location. It provides not just a place to live, but a lifestyle. Don't miss out on the opportunity to experience the vibrant city life this flat offers.

Car Parking Available*. *Permit Required which can be purchased from Management Company.

** 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.**









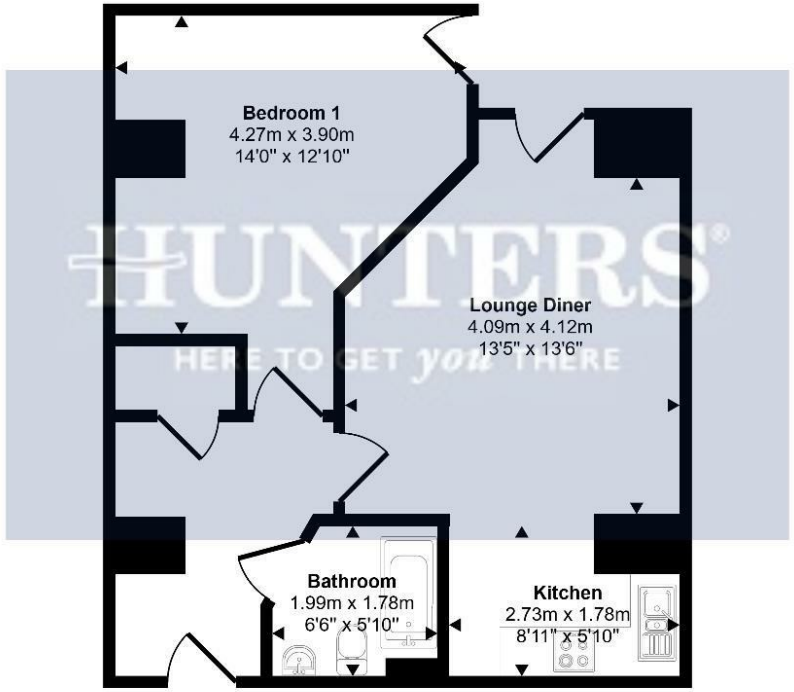








Approx Gross Internal Area
52 sq m / 555 sq ft



Floorplan

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

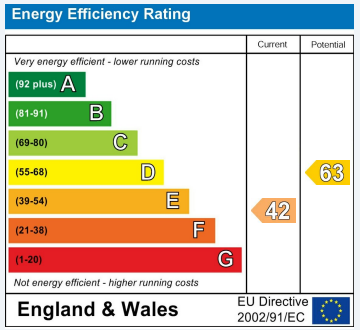
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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