







Colonnade House, Sunbridge Road, Bradford, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- FURNISHED
- LIFT ACCESS
- ON STREET PARKING
- COUNCIL TAX BAND- A
- STUDIO ROOM
- AVAILABLE: NOW
- COMMUNAL KITCHEN
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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

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DESCRIPTION

To let – a self-contained studio flat with one bedroom and private bathroom, set within Colonnade House on Sunbridge Road in Bradford city centre.

The studio room is presented in good condition with neutral décor, wood-effect flooring and large windows providing good natural light and far-reaching urban views. The room is arranged to accommodate a bed and study area, with space for additional storage. A private shower room adjoins the studio, fitted with WC, hand basin and shower enclosure, all finished in a modern, simple style.

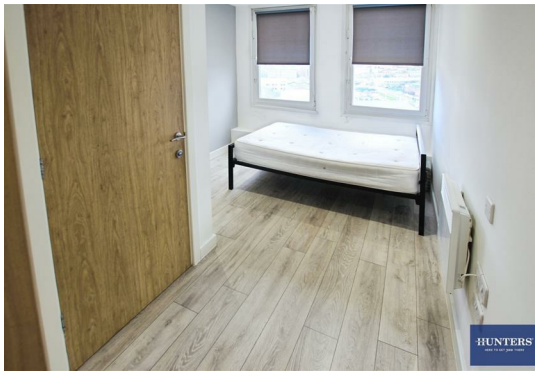
Residents benefit from a communal kitchen within the building, giving practical shared cooking facilities, and there is lift access to the upper floors along with a manned reception-style entrance lobby. The property falls within Council Tax band A and has an EPC rating of D.

Situated on the western edge of Bradford city centre, the flat is well placed for access to shops, cafés and amenities around City Park and the Broadway Centre. The independent bars and eateries of North Parade and the historic Little Germany quarter are also within easy reach.

Bradford Interchange is approximately 10–15 minutes' walk, providing rail and bus links to Leeds in around 20 minutes and to Huddersfield, Halifax and Manchester (typically 40–60 minutes). Bradford Forster Square station is also accessible on foot, offering further services towards Leeds, Ilkley and Skipton.

** 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
12 sq m / 134 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

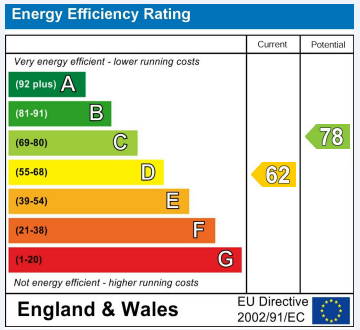
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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