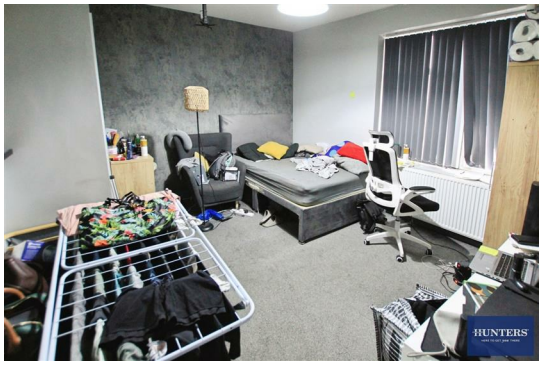
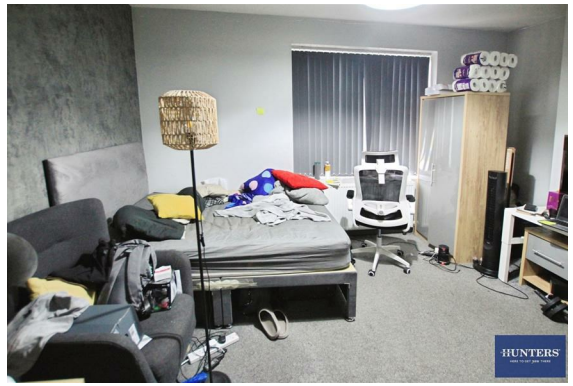








New Hey Road East Bowling, Bradford, Yorkshire, BD4

- ** DEPOSIT FREE OPTION AVAILABLE **
- EN-SUITE ROOM HOUSE SHARE
- AVAILABLE NOVEMBER
- FULLY FURNISHED
- EPC RATING GRADE C
- INCLUSIVE OF BILLS, COUNCIL TAX AND WIFI
- NEWLY REFURBISHED
- DOUBLE GLAZING AND CENTRAL HEATING
- SHARED KITCHEN AREA
- LOCAL AMENITIES, M606, TRANSPORT LINKS WITHIN THE AREA

HUNTERS®
HERE TO GET *you* THERE

£500 Per Month - Deposit £576 - ** Deposit Free option Available **

New Hey Road East Bowling, Bradford, Yorkshire, BD4

DESCRIPTION

Hunters Bradford present this well-appointed en-suite room within a modern shared house, available to let and perfectly suited for single professionals. The property is offered fully furnished to a high standard, facilitating a comfortable and hassle-free move-in experience.

Residents benefit from a spacious, communal reception room providing an inviting environment to relax or socialise with housemates. The shared kitchen is thoughtfully equipped and generously proportioned, ensuring convenience for meal preparation and entertaining.

This en-suite room boasts its own private bathroom, affording occupants additional privacy and comfort. Notably, all bills are included within the rent, covering utilities as well as high-speed WIFI, ideal for those working from home or streaming online content.

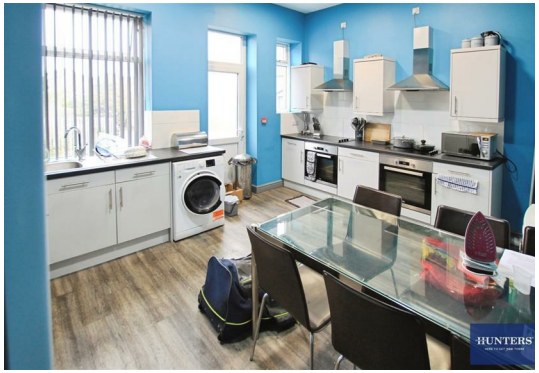
The property holds an impressive EPC rating of C, ensuring efficient energy use, and falls under council tax band A, offering further cost-effectiveness.

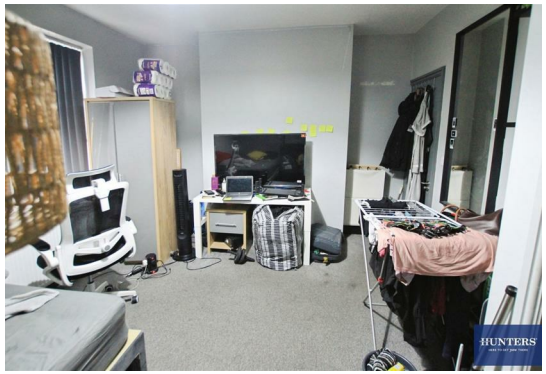
Set in a prime location, the house enjoys excellent access to public transport links, simplifying daily commutes and travel around the city. The neighbourhood is abundant with local amenities including shops, cafés, and restaurants, all within easy reach. Additionally, nearby parks provide welcome green space for recreation and leisure.

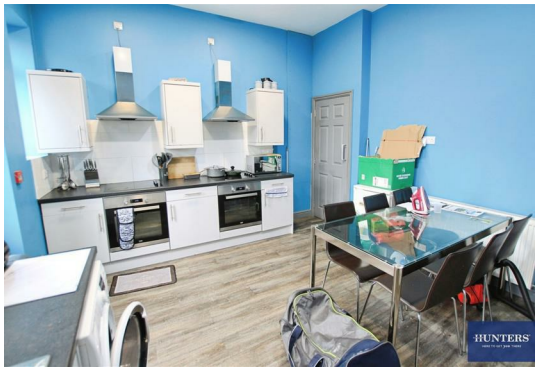
This sought-after room is exclusively available to single professionals seeking a modern, convenient, and sociable living arrangement. Don't miss this opportunity to secure a comfortable en-suite room with all-inclusive bills in an excellent location.

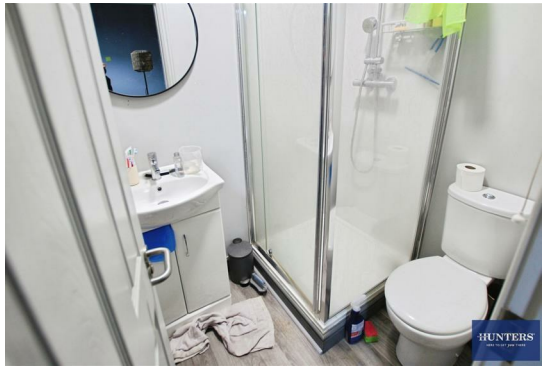
** Flatfair's No Deposit solution **

** 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.**



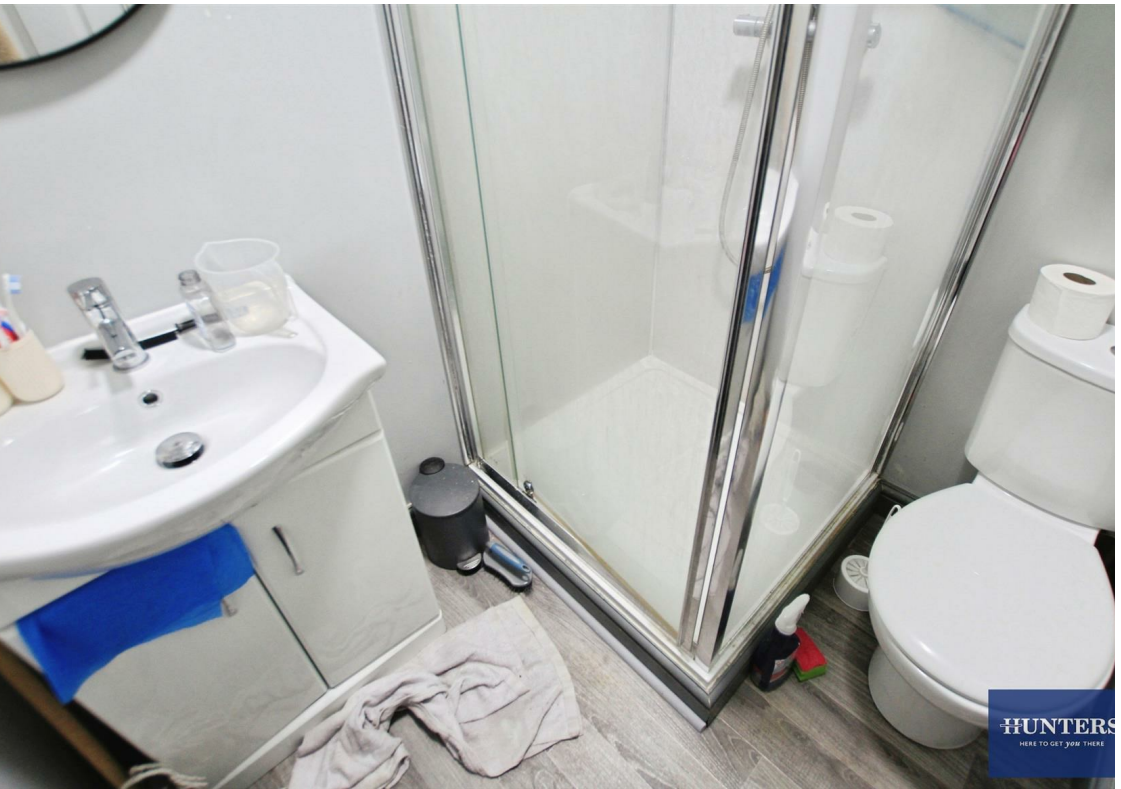














FIRST FLOOR

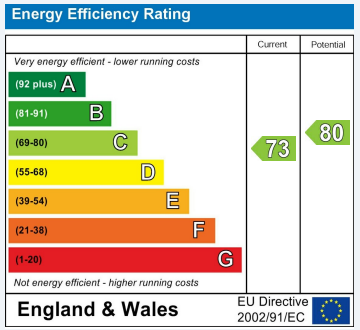


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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.

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.

The Property Ombudsman

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford.lettings@hunters.com https://www.hunters.com

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