







New Hey Road Bradford, West Yorkshire, BD4

- ** DEPOSIT FREE OPTION AVAILABLE **
- SUITABLE FOR SINGLE OCCUPANCY ONLY
- COMMUNAL KITCHEN AREA
- AVAILABLE: NOW
- COUNCIL TAX BAND A - INCLUDED IN RENT
- ONE BEDROOM HOUSE SHARE
- FULLY FURNISHED
- DOUBLE GLAZING AND CENTRAL HEATING
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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

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DESCRIPTION

This furnished room only is available **to let** as part of a **house share** in Bradford, offering accommodation for a **sole occupant only**. The property provides a private bedroom with access to a **communal kitchen** and **shared bathroom** facilities, making it suitable for someone seeking straightforward, low-maintenance living. It is inclusive of all bills, heating, water, WIFI and council tax bills

The house is situated within reach of a range of **local amenities**, including everyday shops, supermarkets and food outlets found across the surrounding residential districts of Bradford. Residents can also access Bradford city centre for a broader selection of retail, leisure and cultural facilities.

There are convenient **public transport links** nearby, with local bus services providing routes into Bradford city centre and neighbouring areas. From Bradford Interchange and Bradford Forster Square, onward rail connections are available towards Leeds, Halifax and other West Yorkshire destinations, with typical journey times to Leeds of around 20 minutes by train.

The location allows access to local parks and green spaces across the wider Bradford area, offering opportunities for walking, exercise and relaxation.

The room is offered **furnished**, with an **EPC rating of C** and falls within **Council Tax band A**. This arrangement will appeal to a single tenant looking for a practical base in Bradford with shared facilities and accessible transport and amenities.

** Flatfair's No Deposit solution **

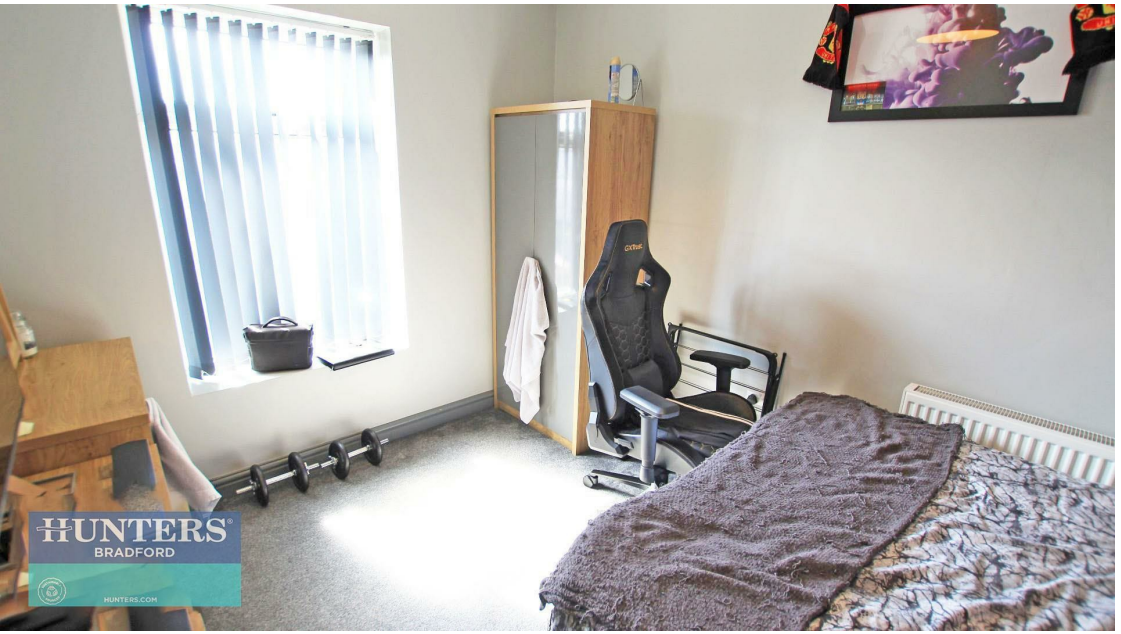
** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.**

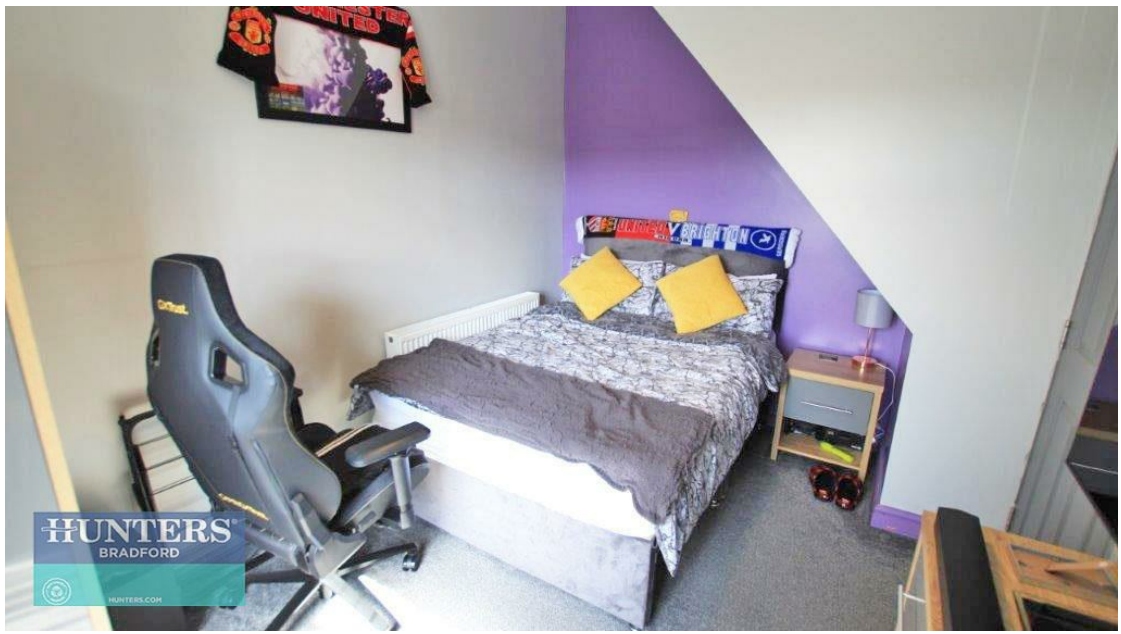








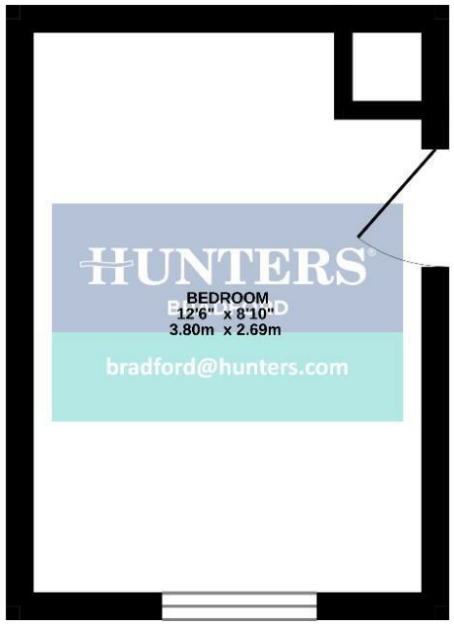

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FIRST FLOOR



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

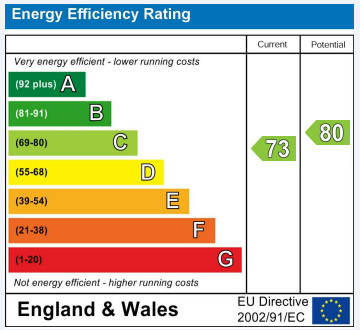
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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