



Northern View, Bradford, West Yorkshire, BD6

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- TWO RECEPTION ROOMS
- AVAILABLE: NOW
- COUNCIL TAX BAND- D

- FOUR BEDROOM DETACHED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- PRIVATE DRIVEWAY
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£1,400 Per Month - Deposit £1,615 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford are pleased to present this four bedroomed detached property, currently listed "To Let". The property is in good condition and is ideally suited for professionals, couples, and families alike. Comprising of four bedrooms and two bathrooms, with one being a luxurious en-suite, the property offers ample space for comfortable living.

The home boasts two spacious reception rooms, perfect for entertaining or relaxing. In addition, the property features an open-plan kitchen, designed with convenience and modern living in mind. The kitchen is the heart of this home, providing a central hub for family gatherings and socialising.

The property is classified within the Council Tax Band D and holds an Energy Performance Certificate (EPC) rating of 'C', indicating a relatively high level of energy efficiency. This is not only beneficial for lowering energy bills but also for reducing the environmental impact.

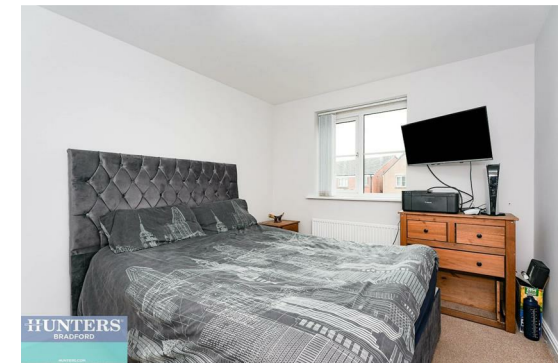
Located conveniently close to public transport links, commuting from this property is hassle-free. Local amenities are also within easy reach, making day-to-day living convenient.

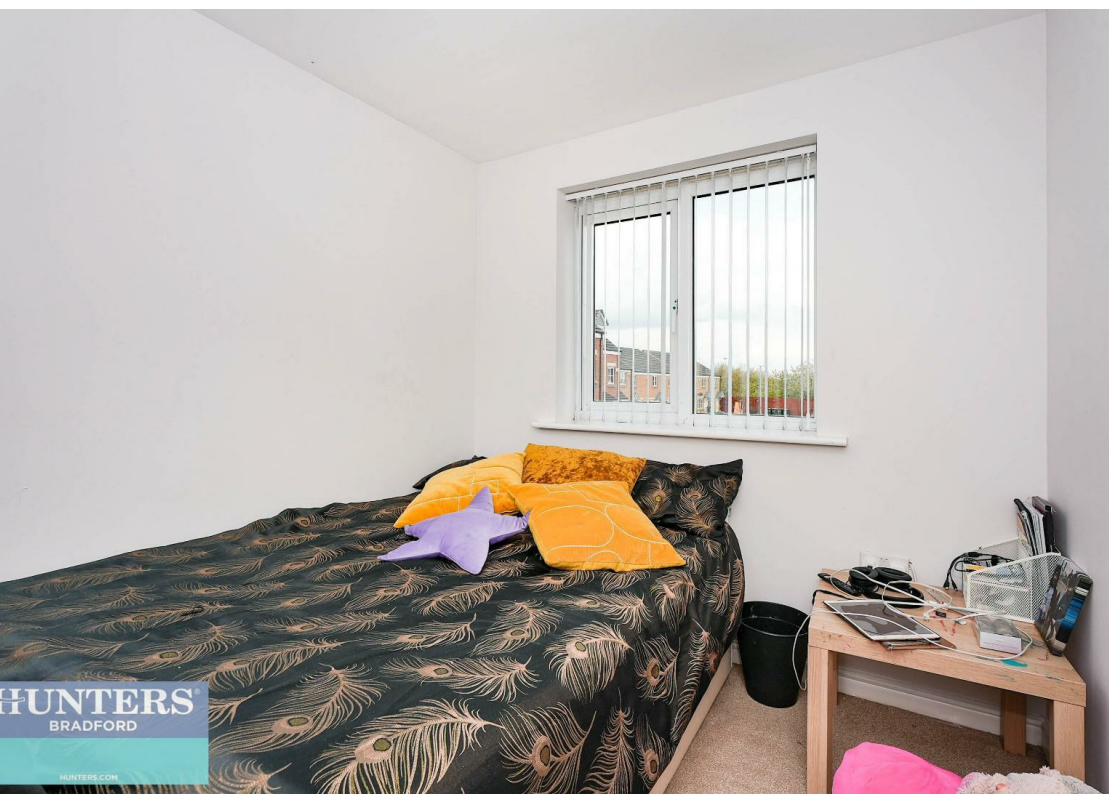
This property offers a good balance between a peaceful residential setting and the convenience of urban living. Its great condition, generous space, and the convenience of its location make it a desirable choice for potential renters. This home is ready to welcome new tenants who will appreciate its charm and comfort.

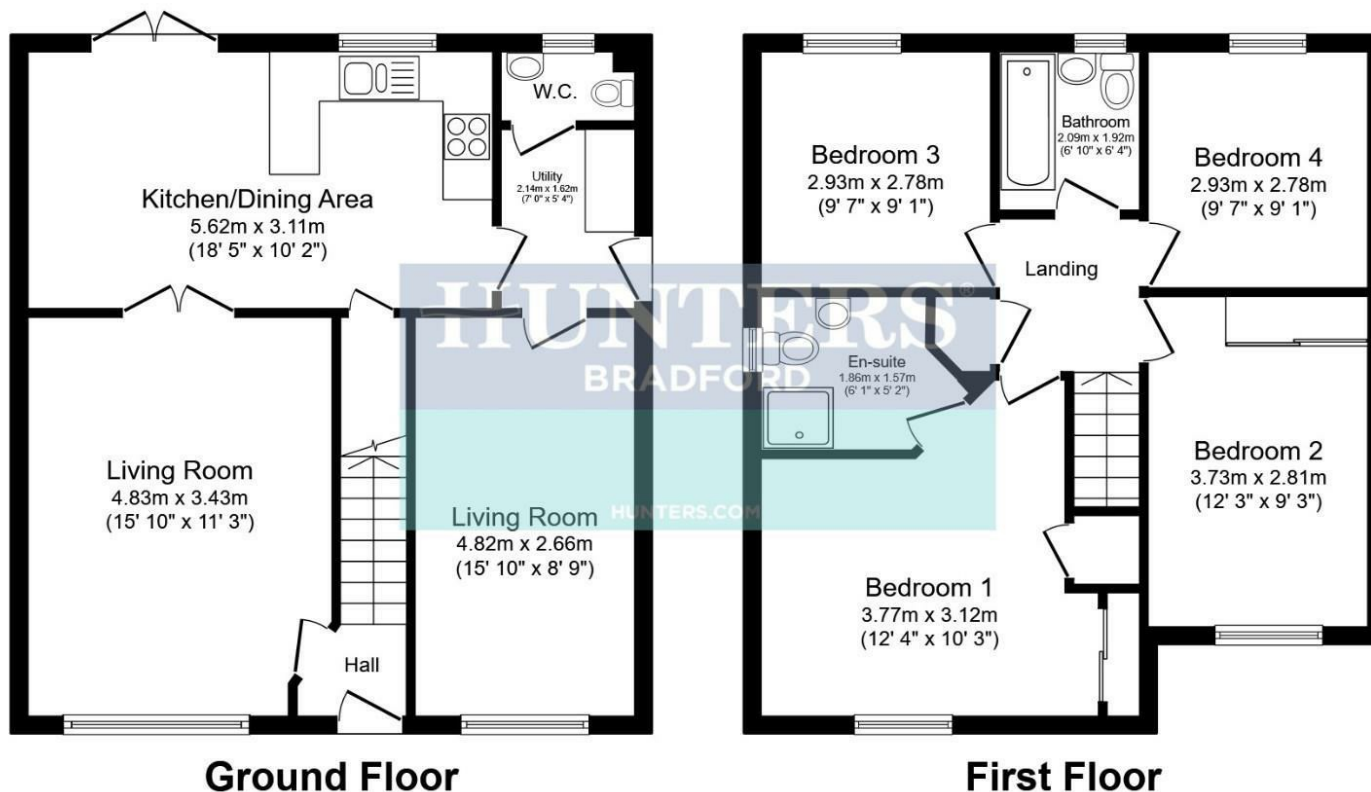
Driveway parking for two cars

**** Deposit Free Option Available ****

****A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.**







Total floor area 115.0 sq.m. (1,238 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

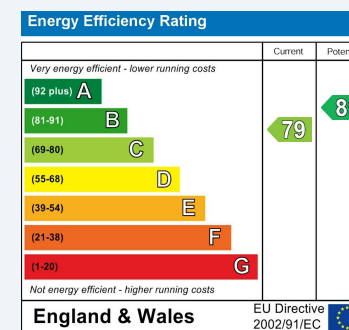
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.