



## Norman Lane, Bradford, West Yorkshire, BD2

- \*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- EPC RATING-D
- AVAILABLE: NOW
- UNFURNISHED
- FIVE BEDROOM TERRACED HOUSE
- COUNCIL TAX BAND- C
- DOUBLE GLAZING AND CENTRAL HEATING
- ON STREET PARKING
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**HUNTERS®**  
HERE TO GET *you* THERE

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

# Norman Lane, Bradford, West Yorkshire, BD2

## DESCRIPTION

Nestled in the charming area of Norman Lane, Bradford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Situated in West Yorkshire, this home benefits from a vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. The location also offers convenient transport links, making it an excellent choice for commuters.

This property presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely house your new home.

### \*\* 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.





HUNTERS®  
BRADFORD

HUNTERS.COM



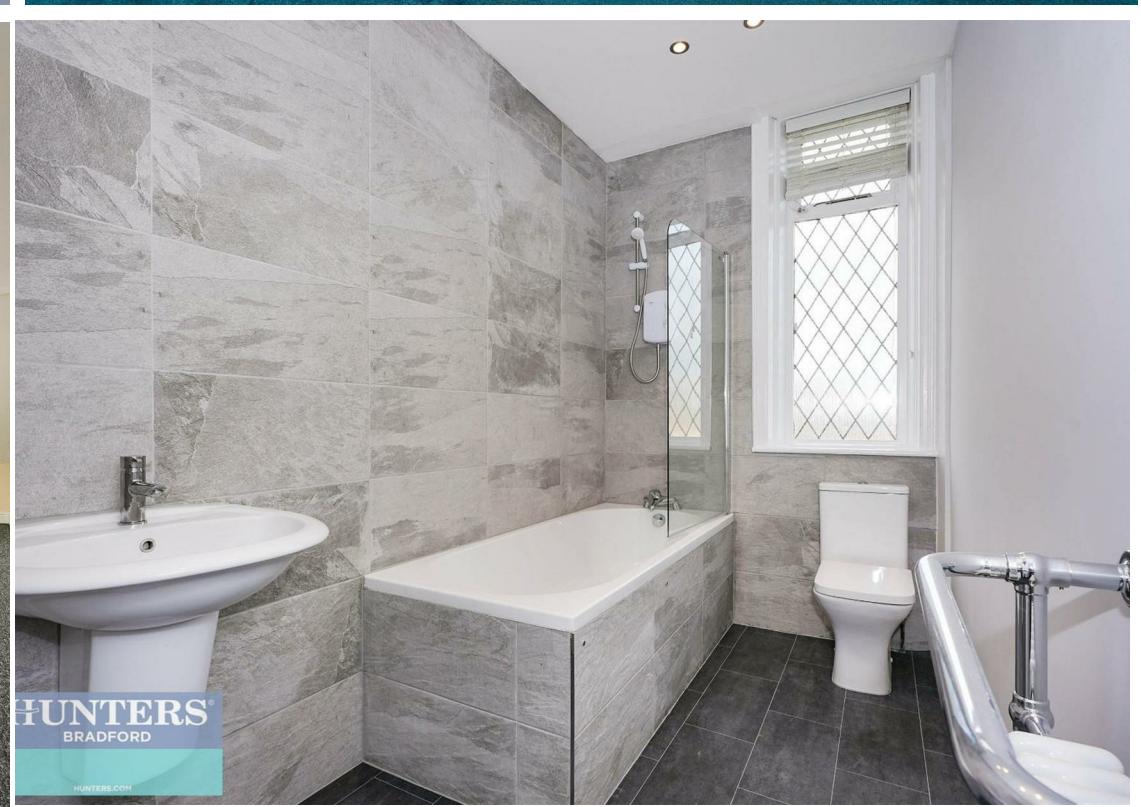
HUNTERS®  
BRADFORD

HUNTERS.COM



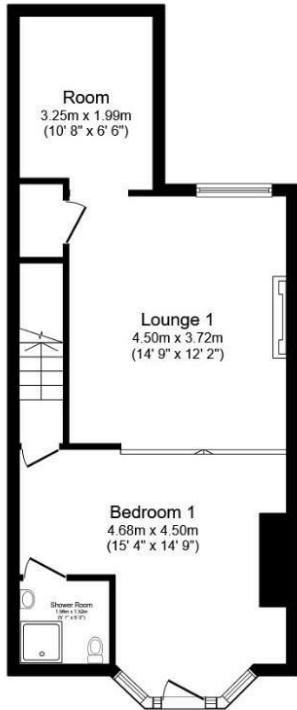
HUNTERS®  
BRADFORD

HUNTERS.COM

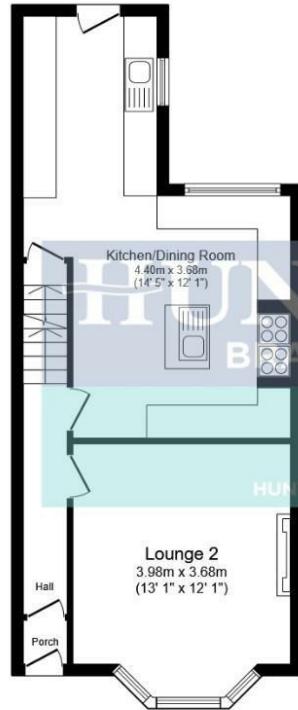


HUNTERS®  
BRADFORD

HUNTERS.COM



**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 190.9 sq.m. (2,055 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](http://www.focalagent.com)

### Viewings

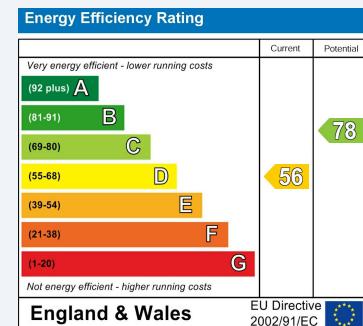
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.