



4 Ned Lane, Bradford, West Yorkshire, BD4 0EH

**HUNTERS<sup>®</sup>**

Sales ▪ Lettings ▪ Management

- TWO BEDROOM APARTMENT
- TWO DOUBLE BEDROOMS
- KITCHEN / DINER
- WELL PRESENTED THROUGHOUT
- RESIDENTS PARKING / VISITORS

- GENEROUS LOUNGE WITH BAY WINDOW
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYER INVESTOR
- EPC GRADE C - COUNCIL TAX BAND A

Offers In The Region Of £75,000

## 4 Ned Lane, Bradford, West Yorkshire, BD4 0EH

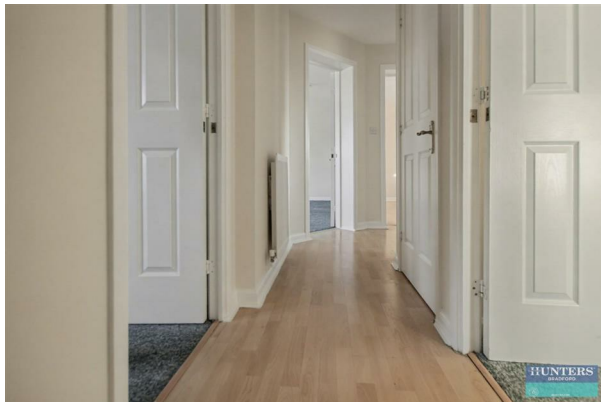
For sale is this two-bedroom apartment located in Bradford. The property features two double bedrooms, providing ample space for residents. There is one bathroom fitted with a heated towel rail for added comfort. The flat also benefits from a bay window in the generously sized Living room, offering views and bringing natural light into the living areas. Residents have access to parking, a notable advantage for those commuting by car.

Local amenities are within easy reach, with nearby shops, supermarkets, and cafés found in the surrounding area. For families, several schools are situated close to the property, making this flat a practical choice for those with children. The area is also known for its accessible walking routes, allowing residents to enjoy the local parks and green spaces.

Convenient public transport links are available, with Bradford Interchange being the nearest major train station. Regular services connect Bradford to Leeds in under 25 minutes, as well as direct routes to Manchester and other West Yorkshire destinations. Local bus services run frequently, ensuring accessible connections throughout the city and to the wider region.

Outdoor enthusiasts will appreciate proximity to Bradford's walking routes and parks, such as Bowling Park and the nearby Peel Park, ideal for recreational activities and relaxation. The flat's central position also means quick access to the city's high street, providing a range of shops, restaurants, and cultural attractions.

This property offers residents the benefit of both practical features and a convenient location within Bradford, combining comfortable living with access to city amenities and transport links.





**Hallway**

**Living room**  
13'0" x 19'3"

**Kitchen**  
8'3" x 11'4"

**Bedroom One**  
9'2" x 10'7"



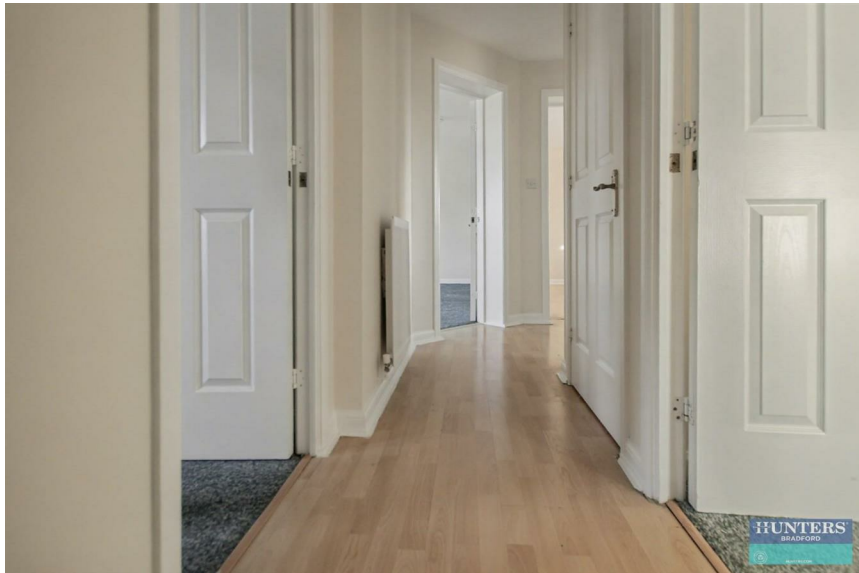
**Bedroom Two**  
13'5" x 9'8"

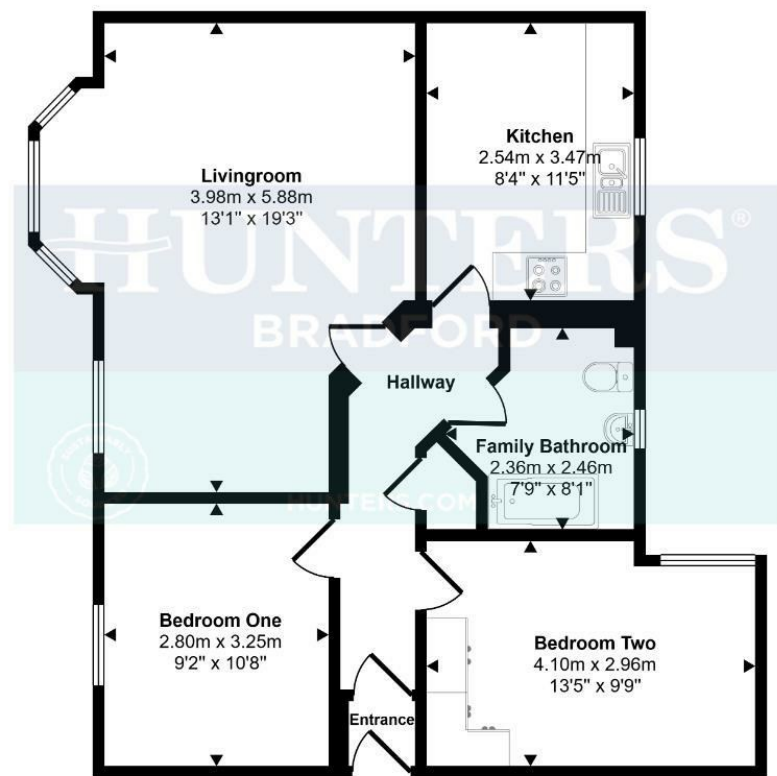
**Bathroom**  
7'8" x 8'0"





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. 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.





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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>



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