



## Rayleigh Street, Bradford, BD4 7JR

- \*\*\* NO CHAIN \*\*\*
- THREE BEDROOM MID THROUGH TERRACE
- SPACIOUS DINING KITCHEN
- DOUBLE GLAZING
- COUNCIL TAX BAND A

- INVESTORS / FIRST TIME BUYERS
- ACCOMMODATION OVER FOUR FLOORS INCLUDING POSSIBLE BASEMENT CONVERSION
- GAS CENTRAL HEATING
- THREE PIECE BATHROOM SUITE
- EPC RATING GRADE E

**Offers In The Region Of £95,000**





# Rayleigh Street, Bradford, BD4 7JR

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - RAYLEIGH STREET - BD4 - \*\*\* NO CHAIN \*\*\*

\*\*\* PLEASE NOTE THE SELLER ONLY WISHES FOR CASH BUYERS ONLY \*\*\*

A THREE BEDROOM MID THROUGH TERRACE - OF INTEREST TO FIRST TIME BUYERS AND INVESTORS

ACCOMMODATION OVER FOUR FLOORS INCLUDING POSSIBLE BASEMENT CONVERSION - SPACIOUS DINING KITCHEN - GAS CENTRAL HEATING & DOUBLE GLAZING - THREE PIECE BATHROOM SUITE - COUNCIL TAX BAND A - EPC RATING GRADE E

### BASEMENT LEVEL

Three separate areas, ideal for development to extend the normal living space.

### GROUND FLOOR

To the ground floor is an entrance porch, leading to the lounge. From the lounge there is access to the stairs to the first floor and the dining kitchen. The kitchen has a range of wall and base units, gas hob and oven with plumbing for a washing machine. There is access to the basement level and rear garden.

### FIRST FLOOR

From the landing you have access to bedroom no.1 (double bedroom), bedroom no.3 (single bedroom), stairs to the second floor, a handy under stairs storage cupboard and bathroom. The bathroom has a modern three-piece bathroom suite with bath (shower over), basin, WC and is tiled to two walls.

### SECOND FLOOR

To the second floor is bedroom no.2 a double bedroom with skylight window.

### IN SHORT

If you're looking for your first home or a new property to add to your portfolio, this could be the property for you.

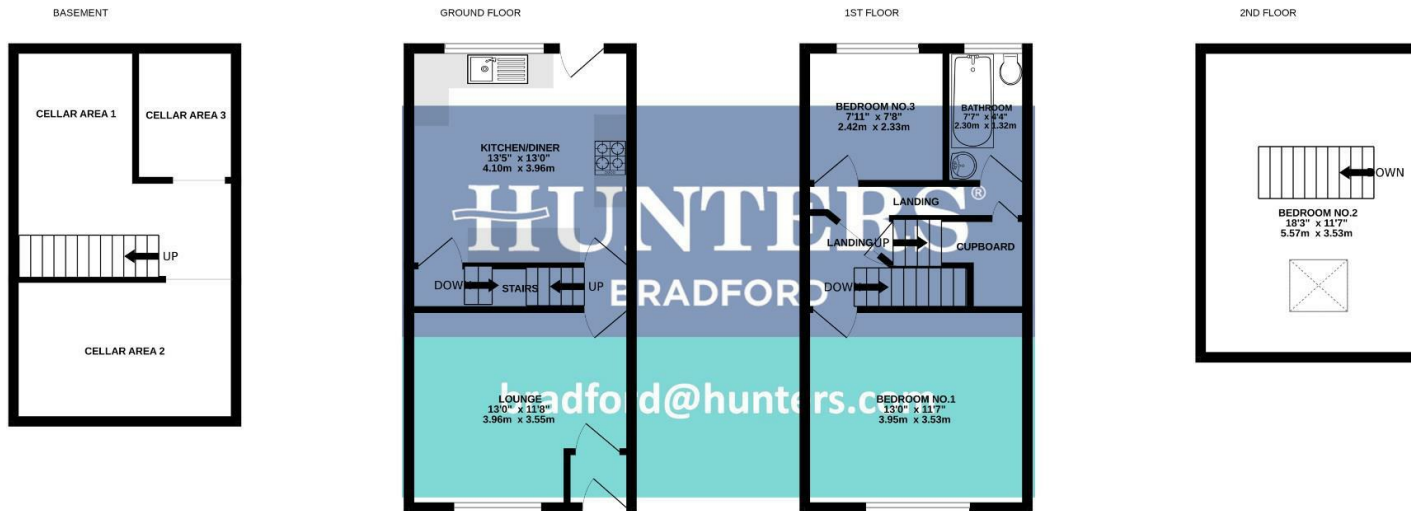
### PLEASE NOTE:

Hunters Bradford offer a comprehensive Lettings/Management Service including Rent Guarantee and Eviction Cover. Please Contact Lettings for more Info on 01274 393955 or [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com)









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.  
 Made with Metropix ©2023

### Viewing

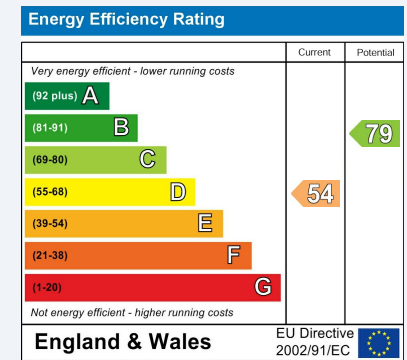
Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

2 Wakefield Road, Bradford, BD4 7AT  
 Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>



## 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.

