Rand Street - REF SR, Great Horton, Bradford, West Yorkshire,

- THREE / FOUR BEDROOM MID TERRACED FAMILY HOME
- TWO RECEPTION ROOMS
- ONE SEPARATE BATH AND ONE SEPARATE SHOWER ROOM
- GAS CENTRAL HEATING
- EPC RATING GRADE D

- COULD BE CONVERTED TO A FIVE BEDROOM BY SPLITTING RECEPTION ROOM 2
- SET OUT OVER FOUR FLOORS INCLUDING THE CELLAR
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS TO BRADFORD, BRADFORD UNIVERSITY/COLLEGE, AND THE M62 MOTORWAY NETWORK

Offers In The Region Of £150,000

Rand Street - REF SR, Great Horton, Bradford, West Yorkshire, BD7 1RW

HUNTERS BRADFORD PRESENTS - RAND STREET - BD7

Nestled in the heart of Little Horton, Bradford, this charming mid-terrace house on Rand Street is a true gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers ample space for a growing family.

What sets this home apart is its potential - with the option to convert one of the reception rooms into an additional two bedrooms, turning this home into a five bedroom property, the possibilities are endless. Spread across four floors, including a cellar, there is no shortage of space to make this house your own.

The property features one separate shower room and one separate bathroom, this adds a touch of luxury to everyday living and less waiting time for families to use the bathroom. With double glazing and gas central heating, comfort is guaranteed all year round.

Conveniently located near local amenities, schools, and excellent transport links to Bradford, Bradford University/College and the M62 motorway network, this home offers both comfort and convenience.
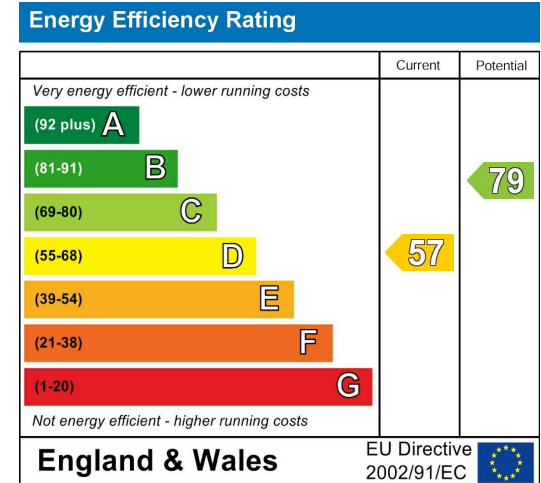
Whether you're looking to enjoy the vibrant city life or escape to the countryside, this property offers the best of both worlds.

With a council tax band A and an EPC rating grade D, this property is not only charming but also efficient.

Don't miss out on the opportunity to own a piece of this vibrant community - book a viewing today and envision the endless possibilities this home has to offer!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

LOWER GROUND FLOOR

Cellar
6'2" x 13'1"

GROUND FLOOR

Hallway

Reception Room 2
10'2" 14'9"

Kitchen
6'2" x 10'5"

FIRST FLOOR

Landing

Reception room 1
19'4" x 9'2"

Shower
6'6" x 6'6"

Bathroom
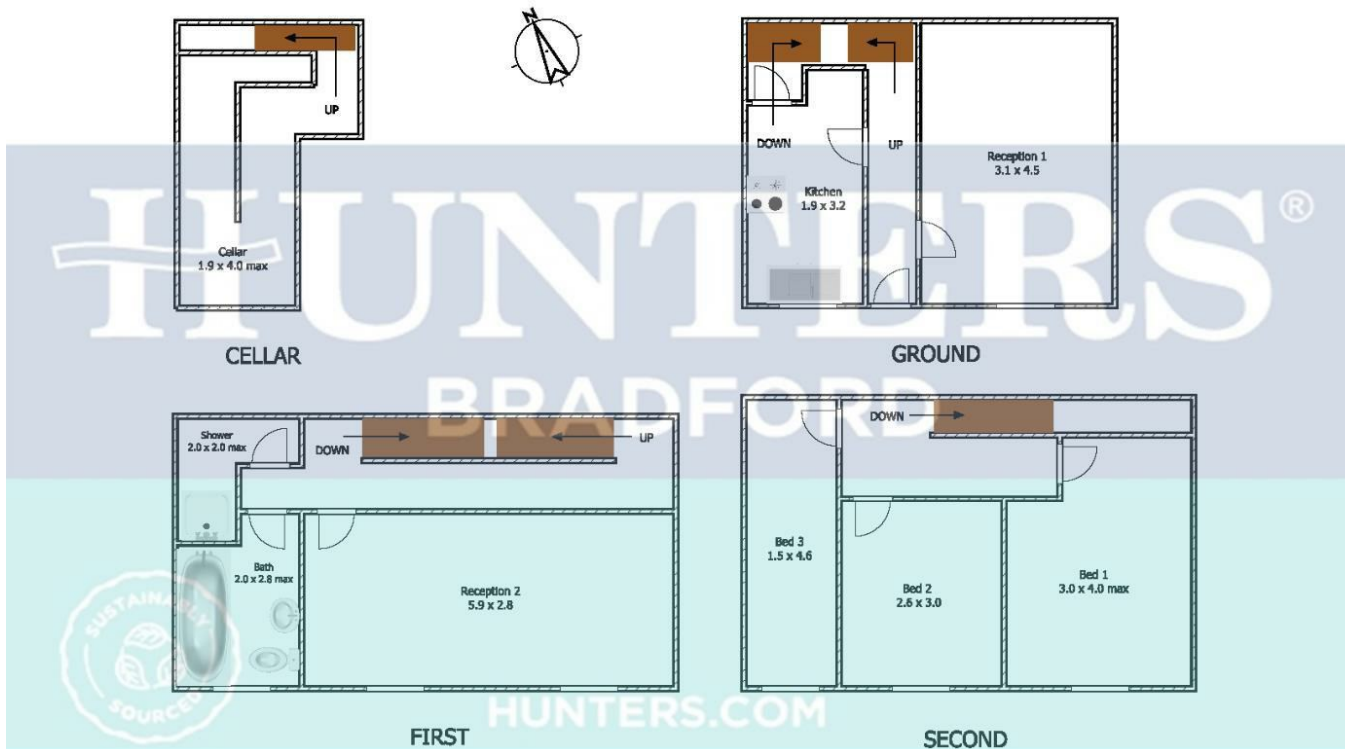6'6" x 9'2"

SECOND FLOOR

Landing

Bedroom 1
9'10" x 13'1"

Bedroom 2
8'6" x 9'10"

Bedroom 3
4'11" x 15'1"

EXTERNAL

Front Yard

CELLAR

Cellar
1.9 x 4.0 max

UP

GROUND

DOWN   UP

Kitchen
1.9 x 3.2

Reception 1
3.1 x 4.5

FIRST

Shower
2.0 x 2.0 max

DOWN   UP

Bath
2.0 x 2.8 max

Reception 2
5.9 x 2.8

SECOND

DOWN

Bed 3
1.5 x 4.6

Bed 2
2.6 x 3.0

Bed 1
3.0 x 4.0 max

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilities/appliances/fittings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

(Dimensions in metres)

Viewings

Please contact bradford@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.