



## Rand Street

Bradford, BD7 1RW

Offers In The Region Of £130,000



Nestled in the heart of Bradford on Rand Street, this charming terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-proportioned bedrooms, this home offers ample space for a small family or professionals looking for a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all residents.

The terraced design of the house not only enhances its character but also provides a sense of community in this vibrant area. Residents will appreciate the proximity to local amenities, including shops, schools, and parks, making it an ideal location for everyday living.

This property is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in Bradford. Whether you are looking to buy or rent, this home is sure to meet your needs and exceed your expectations.



## Hallway and Staircase

The hallway provides a welcoming entrance with neutral decor and carpeting. It leads directly to the staircase, which features a traditional banister and carpeted steps, connecting the ground and upper floors.

## Living Room 13'8" x 11'7" (4.17 x 3.54)

The living room offers a cosy space with a feature fireplace set against a narrow chimney breast accented by floral wallpaper. It is carpeted throughout, with a large window that fills the room with natural light. An open archway connects the living room to the kitchen, allowing for a natural flow between the spaces.

## Kitchen 12'0" x 11'3" (3.66 x 3.45)

The kitchen provides a practical working space with white wall and base cabinets topped with dark countertops. A freestanding cooker is positioned beneath a window, which allows plenty of daylight into the room. The flooring is a pale wood effect laminate, and the walls are predominantly tiled for ease of maintenance. A door leads from the kitchen to a small utility or storage space, enhancing the kitchen's functionality.

## Landing

On the first floor, a landing area connects the bedrooms and bathroom. The space is brightened by a window and benefits from built-in storage cupboards, with carpeting continuing from the stairs.

## Bedroom 1 10'7" x 11'9" (3.25 x 3.59)

Bedroom 1 is a well-proportioned room featuring neutral decor and carpeting. It includes a window dressed with vertical blinds that overlooks the street, a radiator, and a built-in cupboard providing storage space.

## Bedroom 2 11'9" x 11'4" (3.60 x 3.46)

Bedroom 2 is a smaller yet comfortable room with simple neutral walls and carpeted flooring. A window fitted with vertical blinds allows natural light to enter, and there is a radiator and a small storage cupboard to maximise space.

## Bathroom 6'5" x 8'10" (1.96 x 2.70)

The bathroom is fully tiled in a light neutral palette, creating a bright and fresh atmosphere. It features a bath with a glass shower screen, a pedestal wash basin, and a close-coupled WC. A frosted window ensures privacy while letting in natural light.

## Rear Garden

The rear garden is a practical, low-maintenance space mostly paved for ease of use. It is enclosed by stone walls which provide privacy and security, with a gate giving access to the back alley.

## Front Exterior

The front exterior of the property features a traditional terraced frontage with a pale painted brick facade and a dark front door. The neighbouring homes share similar architectural details, typical of the area, with parking available on the street directly outside.

## Staircase

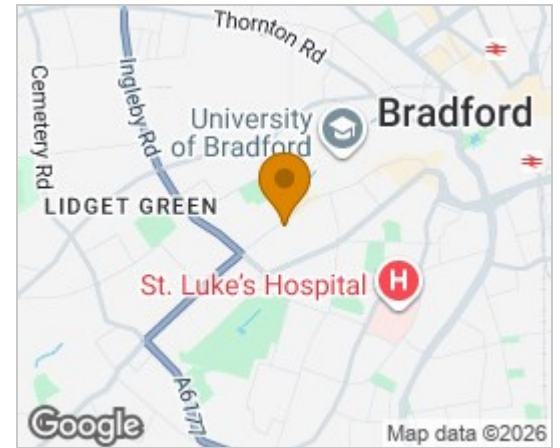
The staircase features carpeted steps and a white banister, leading to the upper levels of the house. The stairwell is complemented by a tall window with vertical blinds that allow light to flood in, creating a bright and airy feel as you ascend.

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.

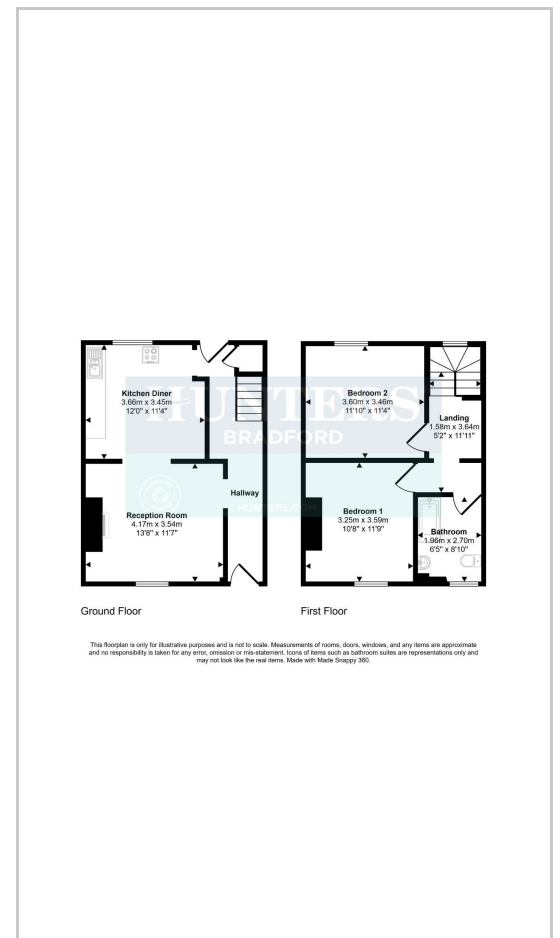
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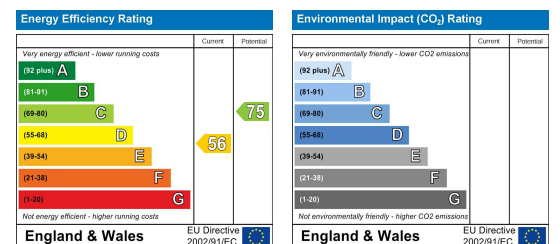
## Area Map



## Floor Plans



## Energy Efficiency Graph



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