



## Brompton Road, Bradford, West Yorkshire, BD4 7JD

- TWO BEDROOM MID-THROUGH TERRACE
- KITCHEN DINER
- GOOD SIZE BASEMENT CELLAR - POSSIBLE CONVERSION
- CLOSE TO CITY CENTRE AND TRANSPORT LINKS
- COUNCIL TAX BAND A

- \*\*\* NO CHAIN \*\*\* - IDEAL FOR INVESTORS & FIRST TIME BUYERS
- NEUTRAL DECOR - WELL MAINTAINED
- REAR YARD GARDEN
- CLOSE TO LOCAL AMENITIES
- EPC RATING C

**Offers In The Region Of £110,000**





# Brompton Road, Bradford, West Yorkshire, BD4 7JD



\*\*\* OFFERED WITH NO CHAIN - IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE \*\*\*

Presenting this attractive terraced house, a well-maintained property currently listed for sale. In good condition, the property features two comfortable bedrooms and family bathroom, ideally suited to first-time buyers, investors, or small families.

One of the notable features of this property is the elegant reception room. This separate space provides a serene setting for relaxing evenings. With a spacious kitchen/ Diner perfect for entertaining. Access to the basement cellar is via the kitchen, this is a good space, allowing for the potential to further accommodation.



The house is situated in an urban area, boasting excellent public transport links, making daily commuting effortless. An added benefit for families is the nearby schools, ensuring your children's education is just a short walk away. The location also provides easy access to local amenities and nearby parks, offering a perfect blend of city living and natural beauty.

Further enhancing the appeal of this house is its unique feature - a beautifully kept garden. This outdoor space provides an excellent opportunity for those with a green thumb or simply for enjoying some fresh air and sunshine.



In summary, this terraced house presents a fantastic opportunity for first-time buyers, investors, and families looking for a home in a convenient location with excellent transport links and amenities. Whether you are planning to dive into the property market or looking for an investment opportunity, this house could be the perfect choice for you.

EPC C - COUNCIL TAX BAND A





# Brompton Road, Bradford, West Yorkshire, BD4 7JD



**BASEMENT**  
14'6" x 12'3"

**Kitchen**  
12'1" x 7'5"

**Bedroom One**  
10'11" x 8'6"

**GROUND FLOOR**

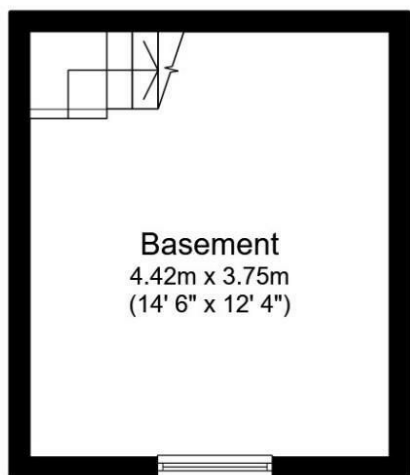
**FIRST FLOOR**

**Bedroom Two**  
7'7" x 7'4"

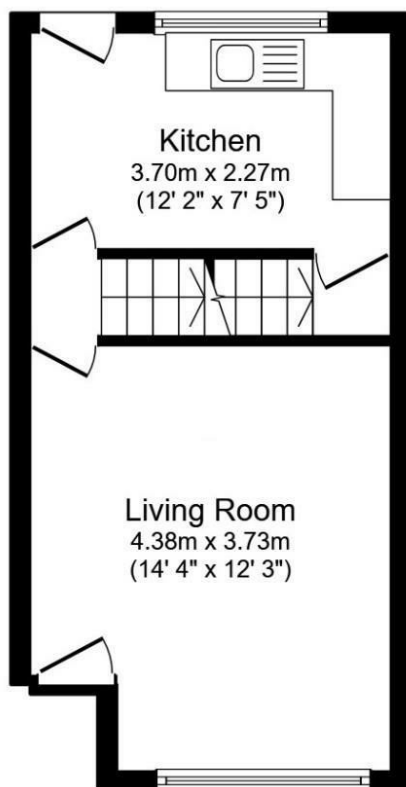
**Livingroom**  
14'4" x 12'2"

**Landing**

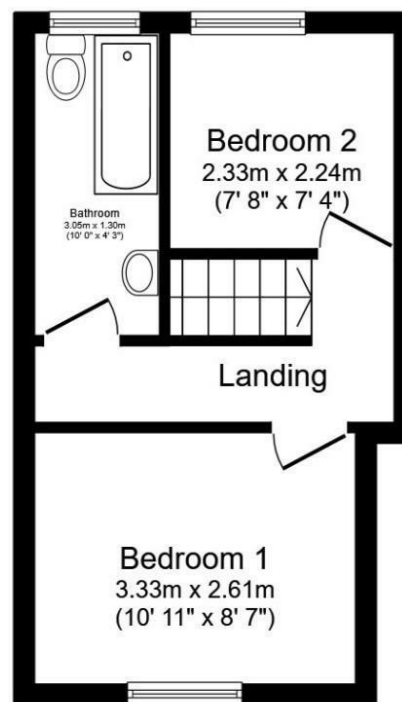
**Bathroom**  
10'0" x 4'3"



Basement



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

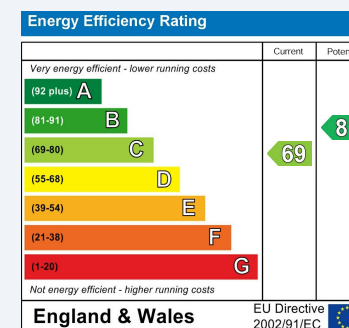
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.