



158 Dirkhill Road Bradford, BD7 1QR

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 1ST MAY 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A tenanted five bedroom terraced house currently let as an HMO and producing £1050 PCM with double glazing & central heating. The accommodation comprises; lounge and a kitchen to the ground floor, two first floor bedrooms and bathroom together with two further attic bedrooms to the top floor and a self contained flat to the lower ground floor which comprises; a bedroom, kitchen and a shower room.

EPC- TBC

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 3RD OF APRIL 2025
- PRODUCING £1050 PCM WHICH GIVES YOU A HEALTHY 13.2% RETURN
- EPC-TBC, TENURE- FREEHOLD, COUNCIL TAX A
- TENANTED FIVE BEDROOM TERRACE
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £87,000

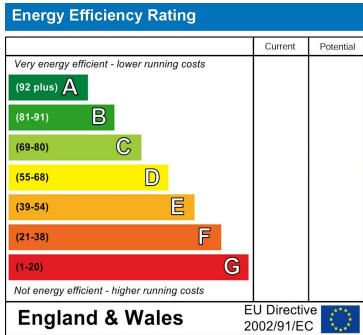
Description

Nestled in the vibrant area of Bradford, this terraced property on Dirkhill Road presents an exceptional opportunity for investors and buy-to-let landlords. The property has five bedrooms and two bathrooms.

This property is currently tenanted and operates as a House in Multiple Occupation (HMO), generating a steady income of £1,050 per calendar month. Benefits from double glazing throughout which enhances energy efficiency and ensures a warm and inviting living space.

The property will be available for sale through Sharpes Auctions, with a traditional online auction scheduled for Thursday, 3rd April 2025, at 12 PM. This auction format provides a transparent and straightforward purchasing process, making it an attractive option for potential buyers.

With its prime location and proven rental income, this property represents an excellent investment opportunity in a thriving area. Whether you are an experienced investor or new to the property market, this property is not to be missed. Embrace the chance to expand your portfolio with this promising asset in Bradford.



Solicitors

Reiss Solicitors
Ref:- Obaid Rathore

Brochure Prepared

09/04/2025

Auctioneers Note

Please note that the information for the property has been supplied by the owner and we have not inspected the property internally.

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.