



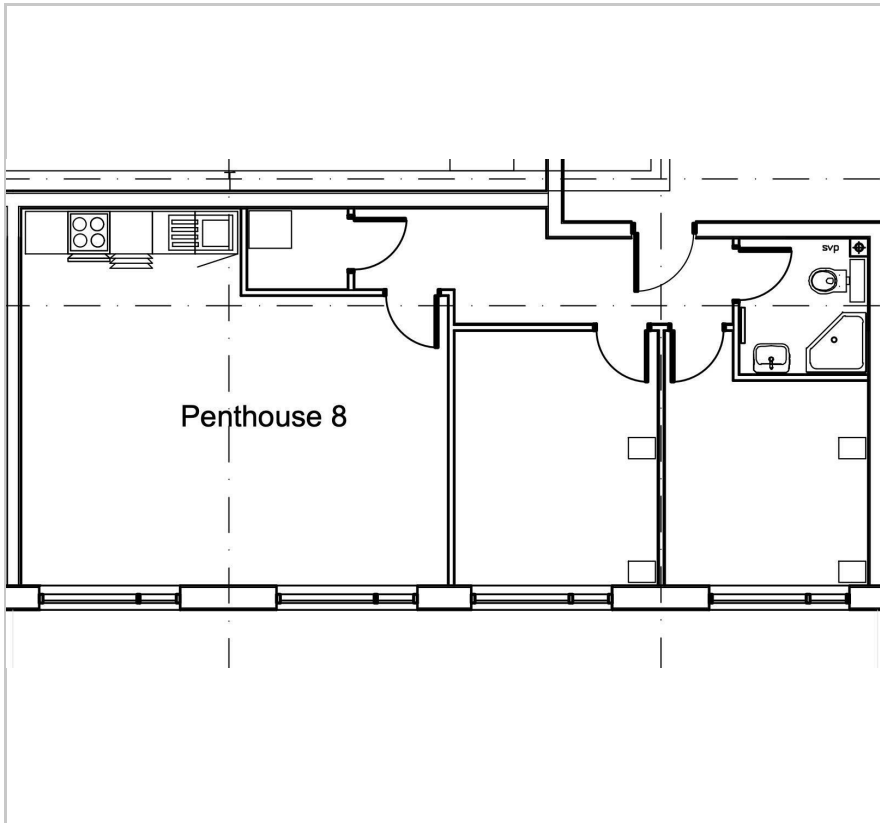
## Penthouse 8, Card House Bingley Road

Bradford, BD9 6FF

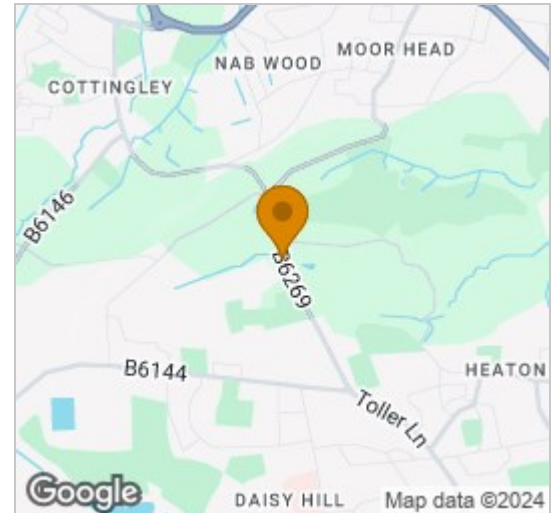
Offers in the region of **£165,000**



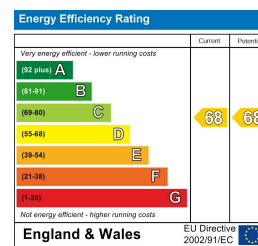
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Tenanted PS Office on if you wish to arrange a viewing appointment for this property or require further information.



### ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!

Offered to the market as a ready-made investment, this well proportioned two bedroom penthouse apartment is sold with tenants in situ with an attractive 6.2% gross yield. The development is well located in the popular leafy village of Heaton, just a short drive from Bradford City Centre. The apartment has a modern feel throughout and also benefits from an allocated parking space.

This style of property is high in demand in the rentals market and provides a great opportunity for a first time investor or perhaps an addition to an expanding portfolio.

#### A look inside the property:

The property briefly comprises; Entrance hallway with storage cupboard housing the washer, open plan kitchen/living space, two double bedrooms and a good sized shower-room. Externally there are well maintained landscaped gardens as well as an allocated parking space.

#### Location:

The apartment is situated in one of Bradfords many converted 19th century industrial buildings, once



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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