



**Otley Road, Shipley BD18 2PT**

**welcome to**

## **Otley Road, Shipley**

A unique opportunity has arisen to purchase this investment property achieving an annual income of approx £17,760. The property is currently separated into six units. Energy Rating: F \*\*\*OFFERS OVER £230,000\*\*\*



**Flat 1**

16' x 13' 10" ( 4.88m x 4.22m )

Flat one has a double glazed window to the front, a gas fire with fire surrounds and a cooker point.

**Flat 2**

15' 10" x 13' 10" ( 4.83m x 4.22m )

Flat two has a double glazed window to the rear, a gas fire with fire surrounds and a separate kitchen with cooker points and a gas fire with fire surrounds.

**Flat 3**

15' 10" x 13' 10" ( 4.83m x 4.22m )

Flat three has a double glazed window to the rear, a gas fire with fire surrounds and a gas oven.

**Flat 4**

15' x 13' 10" ( 4.57m x 4.22m )

Flat four has a double glazed window to the front, a gas oven and a gas fire with fire surrounds.

**Flat 5**

13' x 12' 8" ( 3.96m x 3.86m )

Flat five has a double glazed window to the front, an electric oven and an electric fire with fire surrounds.

**Flat 6**

13' x 12' 8" ( 3.96m x 3.86m )

Flat six has a double glazed window to the front, an electric oven and an electric fire with fire surrounds.

**First Floor**

The first floor has a separate WC, a shower room and a bathroom with a shower.

**Second Floor**

The second floor has a separate WC and a wash room.



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## Otley Road, Shipley

- **\*\*ATTENTION INVESTORS\*\***
- Unique investment opportunity
- Ideal location
- Currently divided into six units
- **\*\*OFFERS OVER £230,000\*\***

Tenure: Freehold EPC Rating: F

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP108803 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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