



Granville Road, Bradford BD9 4HL

welcome to

Granville Road, Bradford

****OFFERS IN THE REGION OF £225,000**** ATTENTION INVESTORS! Generating approx £24,600 gross rental income per annum. A unique opportunity has arisen to purchase this investment property. Situated in a perfect location close to Shipley town centre, Lister Park and local train stations. Energy Rating: E



Entrance Porch

The entrance porch has a double glazed door to the front.

Entrance Hall

The entrance hall has a central heating radiator and a door to the front.

Cloakroom

The cloakroom has a WC, a wash hand basin and a single glazed window to the side.

Kitchen

19' 11" x 15' 6" (6.07m x 4.72m)

The partially tiled fitted kitchen has a range of wall and base units with complementary work surfaces, a central heating radiator, a stainless steel one and a half bowl sink and drainer, an induction hob with an extractor fan over and a single glazed window to the front.

Utility Room

11' 5" x 12' 1" (3.48m x 3.68m)

The utility room has two stainless steel sink and drainers, plumbing points for a dish washer, additional storage and a single glazed window to the rear.

Landing

The landing has a central heating radiator and a door to the rear.

External

The property benefits from a paved garden to the front and a paved garden and a detached double garage to the rear.



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Granville Road, Bradford

- ****IDEAL INVESTMENT PROPERTY****
- Six bedroom mid-terraced home
- Split into six HMO's
- Close to local amenities and transport links
- **** OFFERS IN THE REGION OF £225,000 ****

Tenure: Freehold EPC Rating: E

offers in the region of

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP106044 - 0037

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.



william h brown



01274 531233



ShIPLEY@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk