

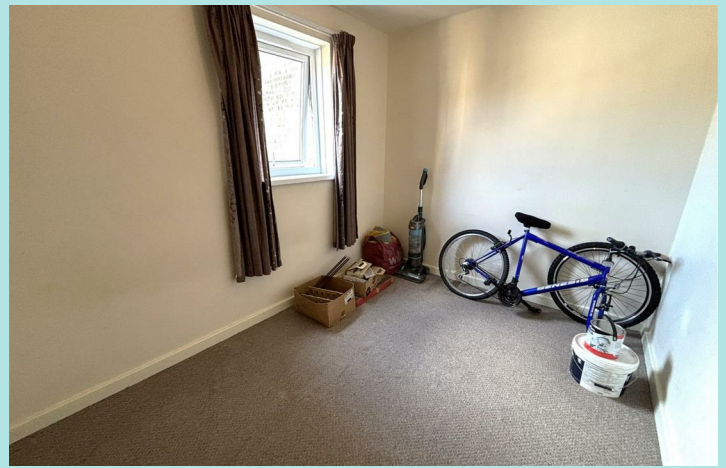


12 Whytecote End

Wyke, Bradford, BD12 8PU

Offers In Excess Of £50,000 Leasehold





A fantastic investment opportunity has arisen to purchase this deceptively spacious, two bedroom first floor apartment with a long standing tenant in situ. Located in the popular residential area of Wyke, ideally situated for local amenities and with excellent commuter links to Bradford City centre and surrounding areas, the accommodation benefits from double glazing, gas central heating and a low maintenance, enclosed garden area.

The property is currently subject to an Assured Shorthold Tenancy holding over on a monthly periodic basis. Passing rent is £400 per calendar month giving a gross yield in excess of 9.5% at the advertised marketing figure.

Location

Whytecote End is accessed via Wycoller Road, just off the B6379 / Huddersfield Road. Wyke village, with many local amenities including bus routes, supermarkets, independent stores and public houses is in close proximity. This is a perfect location for those needing to commute either into Bradford, via the M62 or the A58. Shirley Manor Primary Academy and Appleton Academy are both close by, as is Low Moor railway station.

Accommodation

A ground floor entrance vestibule with open staircase leads up to the in the hallway which boasts two large, walk-in storage cupboards. A generous lounge enjoys two windows to the front elevation allowing ample natural light and gives access into the good sized kitchen with a range of base, wall and drawer units with tiled splashback. Contrasting worktops Incorporate a stainless steel sink with drainer and mixer tap. There is space for a free standing gas cooker, and under counter fridge and freezer. With plumbing for a washing machine and the boiler is situated to the wall.

There are two good size bedrooms, with the principal bedroom being adjacent the lounge, with a window to the front elevation, and the smaller second Bedroom set to the rear. The spacious bathroom comprises: bath, wall mounted wash hand basin, and WC. With a large double fitted cupboard, tile splashback around the bath and sink and a window to the rear elevation.

Externally, the property benefits from an enclosed, low maintenance garden area with wall and fenced boundary, paved patio, pebble area, and a bin store.

There is a current satisfactory Electrical Inspection Condition Report, undertaken in March 2021 and a Gas Safety Inspection was last undertaken in July 2024.

Lease Details

The property is held on a 125 year lease from 2nd December 1989.

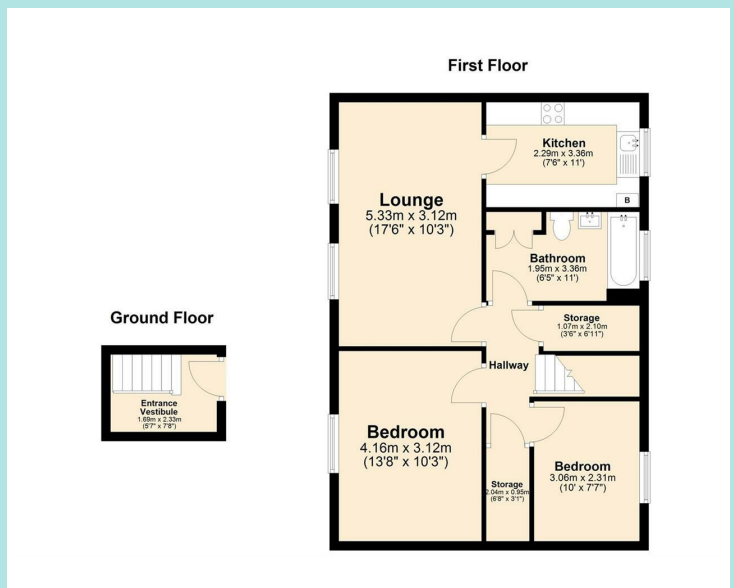
The ground rent is a fixed £10 per year. We are not aware of any fixed service charge, however, the owner will also need to pay to Incommunities the cost of any repairs to the apartment and a contribution towards maintenance of any common parts. Details of any maintenance/service charges and any anticipated works etc will be sourced from Incommunities before exchange.

Council tax band: A

EPC rating: C

Ground rent: £10 per annum.

Service charge: N/A



ws-residential.co.uk

01484 711200



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