



Asking Price £79,500

TENURE : LEASEHOLD

Montague street, BD5 9BT

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Bradford Estates

218 Lilycroft Road, Bradford, West Yorkshire, BD9 5AL

mervyn@bradfordestates.co.uk | 01274 720 720

Website: <https://www.bradfordestates.co.uk/>



The property benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance, hallway, dining kitchen, lounge, two bedrooms and a bathroom. Externally there is on-street parking. The property is leasehold.

• 'Ideal buy to let investment. Currently tenant and producing rental of £9,000 pa (£750pcm), giving a gross yield of 11.3% if purchased at asking price.'

Entrance Hall

Storage cupboard and radiator.

Lounge **14'0" x 11'2'** **(4.27m x 3.40m)**

Coal effect gas fire with feature fireplace surround and radiator.

Dining - Kitchen **10'7"x 6'8'** **(3.23m x 2.03m)**

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, oven and hob with extractor and radiator.

Bedroom One **12'0" x 11'4** **(3.66m" x 3.45m)**

Built-in wardrobes and radiator.

Bedroom Two **8'4" x 6'7** **(2.54m" x 2.01m)**

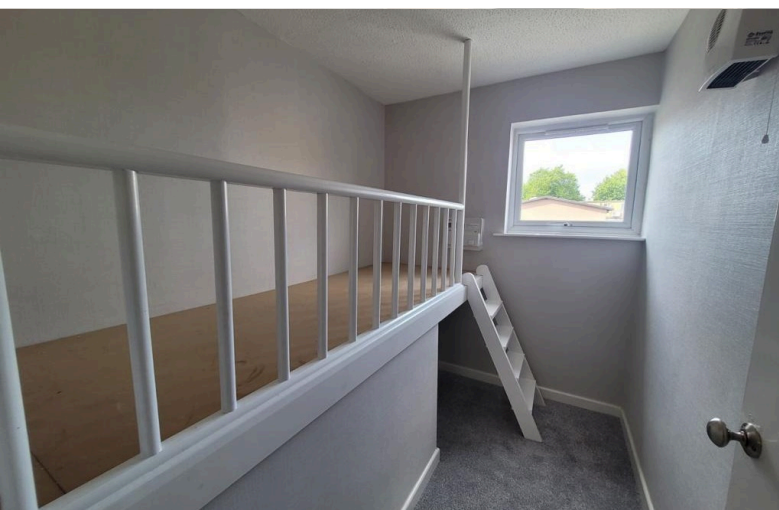
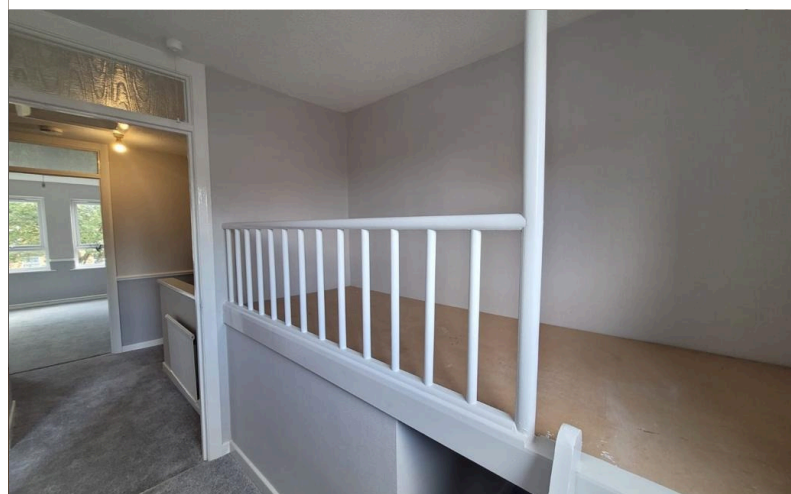
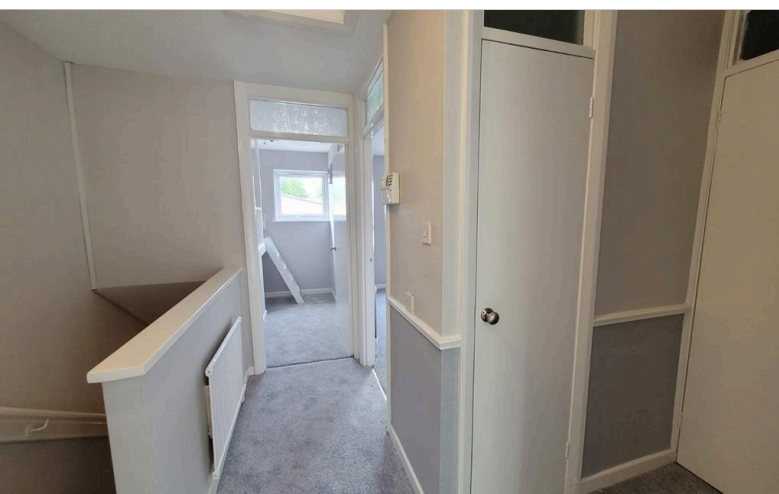
Cabin bed.

Bathroom

White three-piece suite comprising panel bath, pedestal wash basin, low flush WC, and radiator.

DIRECTIONS

From Queensbury High Street head east on High St/A647 towards Gothic St, and continue to follow A647, after 1.5 miles turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, after 1.3 miles at the roundabout take the 1st exit onto St. Enoch's Rd, proceed straight ahead at the roundabout, after 0.6 miles continue onto Little Horton Ln, turn right onto Clarges St, right onto Montague St and the property will shortly be seen displayed via our For Sale board.



Bradford Estates


218 Lilycroft Road, Bradford, West Yorkshire, BD9 5AL

mervyn@bradfordestates.co.uk | 01274 720 720

Website: <https://www.bradfordestates.co.uk/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Address: Montague street, BD5 9BT

Bradford Estates

218 Lilycroft Road, Bradford, West Yorkshire, BD9 5AL

mervyn@bradfordestates.co.uk | 01274 720 720

Website: <https://www.bradfordestates.co.uk/>

