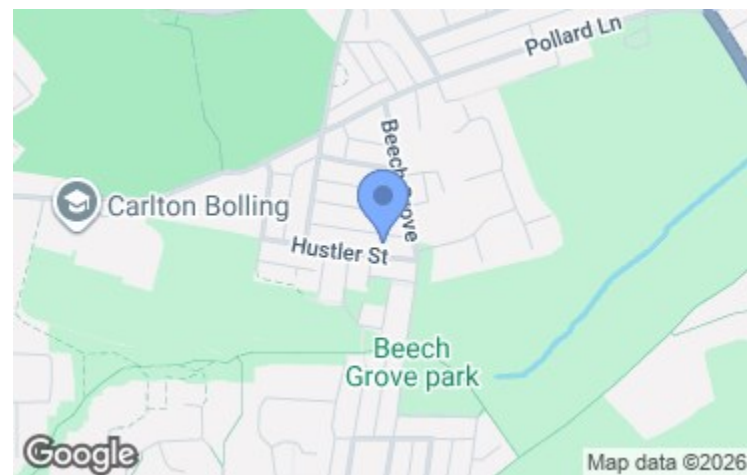




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

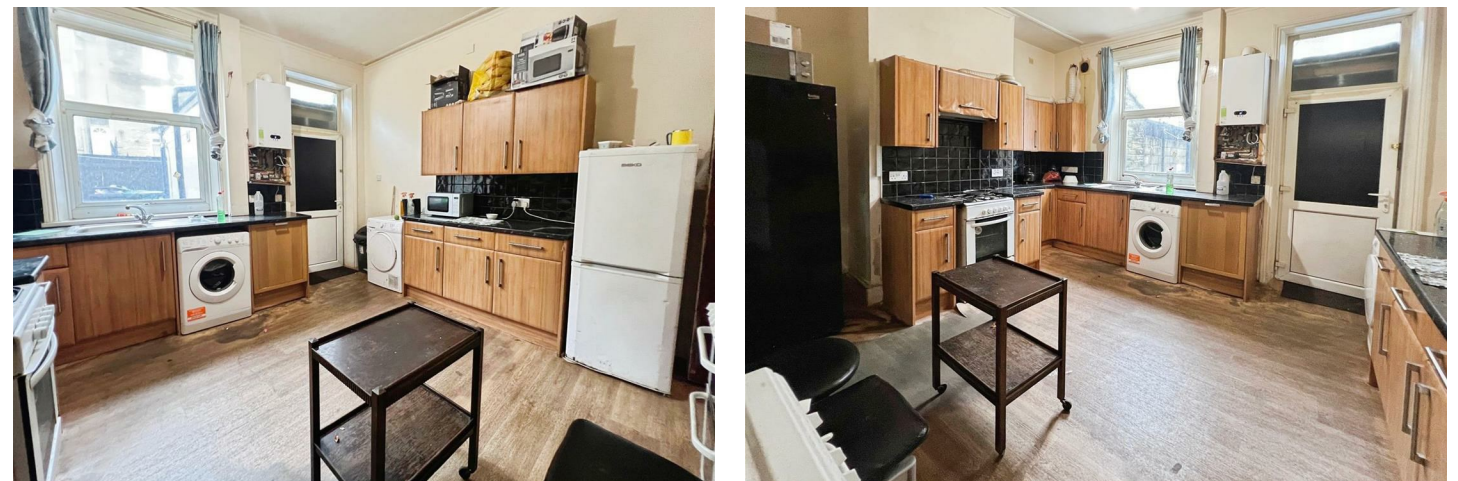


**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com

**Directions**

See Mapping.



**Hustler Street, Bradford, BD3 0PS  
 Auction Guide £100,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Hustler Street, Bradford, BD3 0PS



**\*\* 5 BEDROOM HMO \*\* SOLD WITH TENANTS IN SITU \*\* 4 ROOMS CURENTLY LET \*\* SOLD BY MODERN METHOD OF AUCTION \*\* STARTING BID £100,000 \*\* BUYERS FEES APPLY \*\*** This terraced house presents an exceptional investment opportunity, particularly for those interested in the rental market. With five well-proportioned bedrooms, this property is currently configured as a House in Multiple Occupation (HMO), with four of the rooms already tenanted, generating a steady income (£500pcm Including bills).

Upon entering, you are welcomed by an entrance hall that leads to a spacious communal dining kitchen. This area is equipped with wall and base units, providing ample storage, as well as space and plumbing for necessary appliances. Conveniently located on the ground floor is a wet room, complete with a shower, w/c, and wash hand basin, ensuring practicality for all residents.

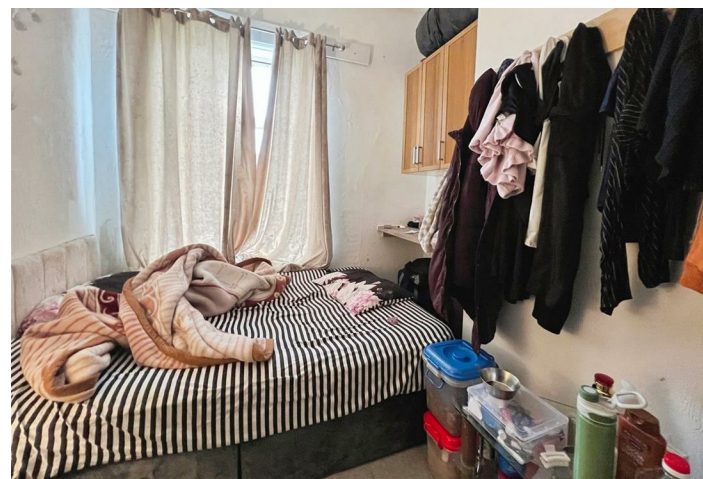
The property features a variety of rooms, each designed for comfort. The ground floor hosts a

double room with a window to the front, benefiting from gas central heating and currently rented at £500 per calendar month, inclusive of bills. The basement studio also offers a double room with similar amenities and rental terms.

On the first floor, you will find two additional double rooms, both with double glazed windows and gas central heating, each commanding a rent of £500 per month, including bills. A well-appointed bathroom on this level features a bath with a shower over, a wash hand basin, and a w/c, catering to the needs of the tenants.

Finally, the attic room provides a further double room, complete with gas central heating and a double glazed Velux window, which is currently vacant.

This property is sold by modern method of auction via Advance Property Auction.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

5 Bedroom HMO With Tenants In Situ Providing A Ready Made Investment Sold BY The Modern Method Of Auction.

**Rating authority**  
Borough Council Tax Band A

**Services**

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold