



44 Prospect Road, Otley Road, Bradford, West Yorkshire, BD3 0HE

INVESTMENT OPPORTUNITY – Inner terrace currently utilised as a HMO with all four rooms let currently providing a monthly rent of £1525. Our vendor advises the rooms are let including bills and their income (excluding mortgage and tax liabilities) is around £1,000 per month. Handy for well-regarded schools, many local amenities and access to the City centre. Contact Robert Watts to arrange YOUR VIEWING today.

£110,000

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HMO This property is currently let as individual rooms with a shared kitchen and shower room. As there are 4 rooms we do not believe a HMO licence is required, however you should make your own enquires as to if the property meets current amenity standards for houses in multiple occupation.

COUNCIL TAX Bradford

Current band is showing as A, although this may be subject to change and you should make your own enquires with Bradford Council

ENTRANCE HALL

ROOM 1 - GROUND FLOOR (FORMER LIVING ROOM) 10' x 9'6" (3.05m x 2.9m)

KITCHEN 13'1" x 11'5" (4m x 3.48m)

Selection of wall and base units, work tops, 2 ovens, 5 ring hob , sink unit, plumbed for washing machine, integrated fridge freezer, access to cellar

LANDING

ROOM 2 9'4" x 8'3" (2.84m x 2.51m)

ROOM 3 13'1" x 9'8" (4m x 2.95m)

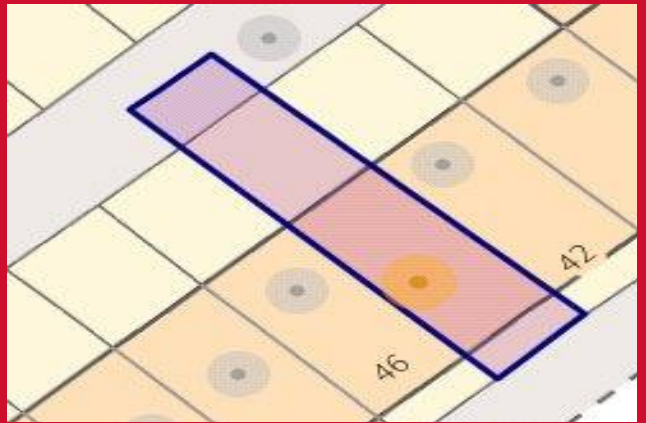
SHOWER ROOM Shower cubicle, WC , wash basin

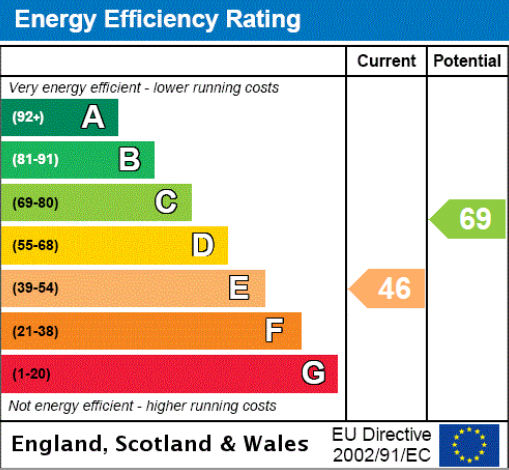
ATTIC ROOM 4 13' (3.96) x 15' (4.57) plus robes

Fitted wardrobes

OUTSIDE Yard gardens front and rear

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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