



15 Harrogate Street, Bradford, BD3 0LG

INVESTORS ONLY..... to be sold with sitting tenant – 2 bedroom rear back to back terrace currently let at £725PCM. The current tenants have been in 18 months and are keen to stay, we feel this is great long term investment currently producing a gross yield of 9%. This part of BD3 is close to the border with BD2 and offers access to schools, other local amenities and is handy for the City Centre and the Ring Road. Contact Robert Watts to arrange YOUR VIEWING today.

£95,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

DIRECT ACCESS TO:

LIVING ROOM 14'7" x 13'8" (4.45m x 4.17m)

KITCHEN 12'1" x 5'5" (3.68m x 1.65m)

Selection of modern wall and base units, work tops, sink unit, built in oven, hob and extractor

LANDING Access to loft space

BEDROOM 1 14'7" (4.45) max x 13' (3.96) max

BEDROOM 2 14'2" x 6'7" (4.32m x 2m)

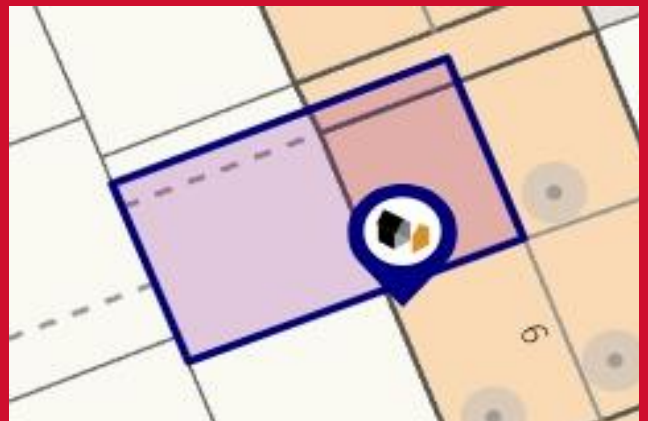
BATHROOM 9' x 6'7" (2.74m x 2m)

Three piece suite, over bath shower and screen

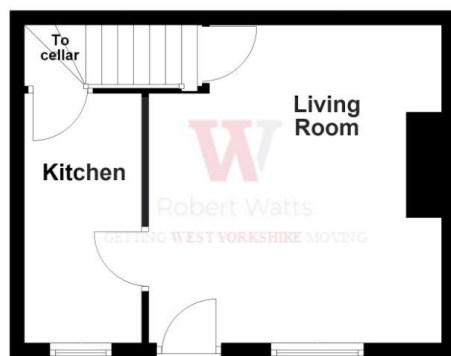
OUTSIDE Yard garden

BUYERS INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

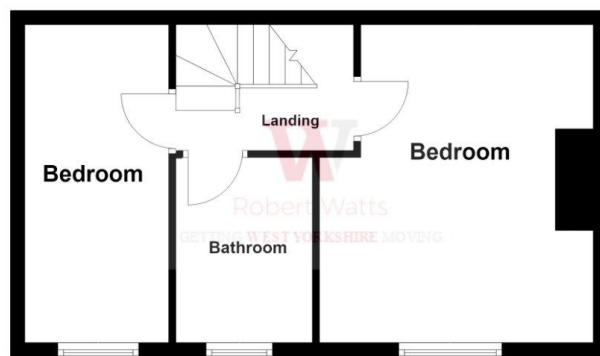
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		