



### **45 Halstead Place, Bradford, BD7 3LY**

**\*\* GREAT HMO INVESTMENT \*\*** TWO SEPARATE RENTAL ACCOMMODATION WITH INCOME OF £1150.00pcm **\*\*** Instant rental income for this FRONT TERRACED property that has been split into TWO UNITS. Quality finish throughout and all remedial works have been done to a high standard. The first property briefly comprising: open plan living area, TWO good size bedrooms and shower room. The basement has been converted into a STUDIO ROOM. Both units have separate utilities. Situated within the Great Horton area which is well placed for amenities and commute.

**Offers Over £120,000**

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### BASEMENT LEVEL

Access via side entrance

### STUDIO 13'6" x 13'5" (4.11m x 4.1m)

Good size room with fitted kitchen having a selection of wall and base units, worktops with sink and drainer, electric hob and built in microwave. Electric heating.

### WETROOM

Sink, W.C and shower

### GROUND FLOOR

Access to the front elevation

### OPEN PLAN LIVING AREA 14'4" x 14'2" (4.37m x 4.32m)

Good size space with modern kitchen having an array of wall and base units, worktops, sink and drainer. Plumbing for washer, oven hob and extractor. Central heating radiator and laminate flooring

### BEDROOM ONE 13'7" x 11'2" (4.14m x 3.4m)

### BEDROOM TWO 10'7" x 7'2" (3.23m x 2.18m)

### SHOWER ROOM

Cubicle, vanity sink and W.C

### OUTSIDE

Fore garden

### BUYER DISCLAIMER

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 Credus 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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92+) <b>A</b>                              |           | <b>91</b>                                                                                                    |
| (81-91) <b>B</b>                            |           |                                                                                                              |
| (69-80) <b>C</b>                            |           |                                                                                                              |
| (55-68) <b>D</b>                            |           |                                                                                                              |
| (39-54) <b>E</b>                            | <b>45</b> |                                                                                                              |
| (21-38) <b>F</b>                            |           |                                                                                                              |
| (1-20) <b>G</b>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC  |

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