



Ex HMO for Sale on Grove Terrace, Bradford, BD7

****Ex 8 BED HMO in need of Some Modernisation****

Your Choice Estate Agents are please to offer to the market as offering the property as single room let in past as post graduate student or as a vacant possession as large 6 bedroom mid terraced property benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance hall, Two living rooms, one being with bay Window, Separate dining Kitchen and door leading to the rear garden. Three first floor bedrooms, Two bathroom and Three large attic dormer bedrooms. To the outside of the property there is a front garden and average size garden to the rear. Viewing recommended to grab the real bargain as HMO.

Guide Price
£275,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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*****Rental Income Guide*****

Average rent per room according to the Spare room website as below £100 to £125pw x 8 rooms = £800 x 52 = £41600- £52000 Approx. gross rental income when fully let

!!!!This is guide only and must not be taken as exact figures or amount, Please do your maths and stress test!!!!

<https://www.spareroom.co.uk/flatshare/bradford>

Property purchase costs £275,000.00 Approx.

Monthly rent £4,333.00 Approx.

Annual costs £12,000.00 Approx.

Gross Rental Yield 18.91% Approx.

Net Rental Yield 14.54% Approx.

<https://www.landlordvision.co.uk/rental-yield-calculator.html>

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Property comprises of.

A good size 6-8 bedroom HMO or as a family home previously rented as single room per tenant at good rental as being opposite to the University of Bradford . Set in the heart of University area with access to good and varied local shops and schools. There are good transport links in and out of Bradford City Centre leading to the motorway.

Ground floor.

Entrance

Entrance hall with the original staircase and plaster coving. Burglar alarm & fire alarm control panels. Central heating radiator.

Bedroom1/Living Room 1

Offering Original floor boards with radiator leading to the Large uPVC bay window.

Bedroom2/Living Room 2

Bedroom two Window to the rear and a central heating radiator.

Separate Dining Kitchen

Comprising of solid wall and floor kitchen units offering excellent storage facilities and workspace, with gas hob and electric oven, stainless steel sink and plumbing for washer.

Lower Floor

Stair leading to the Lower ground floor Hallway with radiator. The basement is ideal space to be converted for 9th and 10th bedroom subject to planning/Building regulations.



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Stairs/Landing

Solid stair case leading to the two floors and bathroom's

FIRST FLOOR LANDING

First floor Large landing area with useful under-stairs storage cupboard and stairs off to the second floor.

Shower room

Shower cubicle, low flush WC and a pedestal wash basin with UPVC window.

Bathroom

Having a three piece suite comprising of a corner panel enclosed walk-in shower, wash basin and low flush w.c, central heating radiator and part tiled walls.

Bedroom 1 .

Having a window to the front elevation, central heating radiator.

Bedroom 2 .

Having a window to the rear elevation, central heating radiator

Bedroom 3 .

Having a window to the front elevation, central heating radiator.

Stairs/Landing

Solid stair case leading to the top floor.

SECOND FLOOR LANDING

Having doors to the three bedrooms and stairs to the attic rooms.

Bedroom 4

Having a full dormer window to the front elevation, central heating radiator.

Bedroom 5

Having a full dormer window to the rear elevation, central heating radiator.

Bedroom 6

Having a full dormer window to the rear elevation, central heating radiator.

Garden's

To the front of the property there is a garden. To the rear the garden with access from rear service road.

For Room Sizes Please see floor plan Attached

TENURE: FREEHOLD

**COUNCIL TAX BAND. C£1,719.49 Per year residential only not HMO
EPC RATING E**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8196-7326-4290-9524-9996>

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Need More Information

For further information or to speak to one of our team, please call 01274 493333. or email us on info@ycea.co.uk

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

NO SALE OR LET – NO CHARGE

For more details or to make an appointment please contact the above office at your earliest convenience.



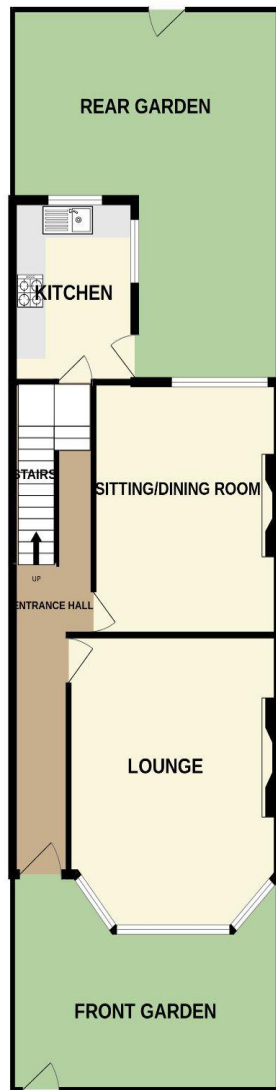
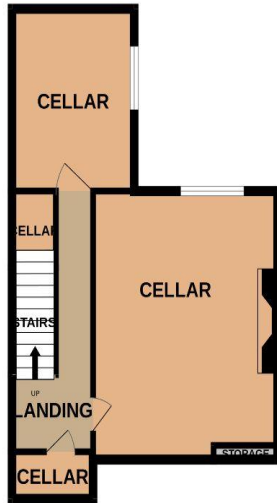
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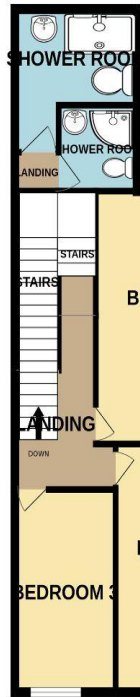


GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

BASEMENT LEVEL
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



2ND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



6 BEDROOM TERRACE HOUSE FOR SALE BD7

TOTAL FLOOR AREA : 2186 sq.ft. (203.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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