



Grape Street, Allerton,
BD15 7RE
£240,000

4 Bedroom House
EPC Rating: E

LINLEY &
SIMPSON

*****Attention Buy To Let Investors***** Brought to market is this substantial, fully converted terraced property providing four studio apartments ready for a landlord to take over! The current owner is currently renovating and due to complete all four over the coming weeks with one already completed and rented out.

With no expense spared the apartments will have re-plastered and re-decorated walls and ceilings, new kitchen, new bathrooms, new double glazing and new heating system, all finished to a high standard and ready for someone to move straight in also including a cleaning service and communal CCTV! Additionally the apartments are situated a mile away from Bradford Royal Infirmary and has bus routes in and out of Bradford City Centre so commuting to a place of work would be considered as easily accessible.

The apartments are all similar in size and comprise open plan, living/kitchen/bedroom space, an en-suite shower room, double glazed windows to front and gas central heating radiators.

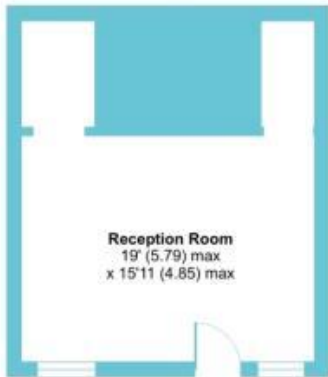
We believe rent per apartment would average £375.00 pcm working out at around 7.9% yield. Viewings by appointments only via Linley & Simpson Bingley so please call as soon as possible to arrange.



Allerton, Bradford, BD15

Approximate Area = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



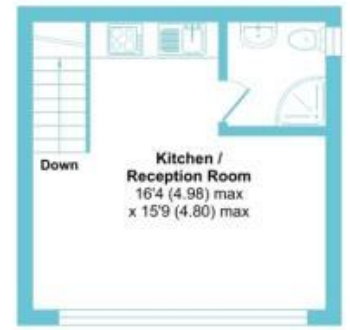
GROUND FLOOR



FIRST FLOOR



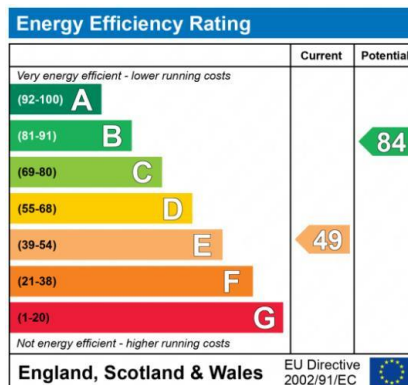
SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Linley & Sampson. REF: 612576



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.