



## By Auction £120,000

First round of viewings: Thursday 11th July at 11:00am. Please call to book.

\*BY AUCTION\* \*NO CHAIN\* \*INVESTMENT OPPORTUNITY\* \*FIVE SELF CONTAINED FLATS\* \*MODERNISATION REQUIRED THROUGHOUT\* \*POPULAR LOCATION\* \*IDEAL FOR SHELTERED HOUSING/STUDENT ACCOMMODATION\*

For sale by modern method of auction via Advanced Property Auction  
Starting bid: £120,000

Welcome to Beckside Road, Bradford - the perfect setting for your next investment or development opportunity! This detached property boasts five self-contained flats, each offering great potential for rental income at around £400 per unit, per month, with traditional tenants. The discerning viewer will note the potential to create sheltered/emergency housing, or student housing. Each self contained flat is registered for its own council tax and EPC - ideally set up for ingoing tenants.

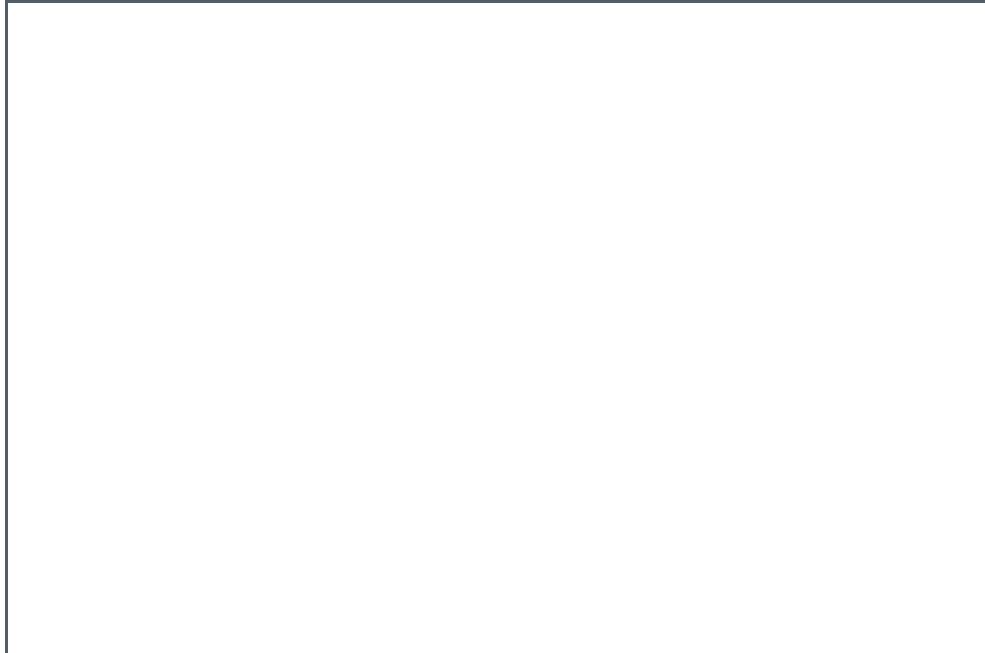
Situated in a bustling area, this property is ideal for those looking to expand their property portfolio or for savvy investors seeking a promising venture. The versatility of this property allows for various development options, making it a versatile choice for those with a keen eye for potential.

With its prime location and the promise of a steady rental income, this property on Beckside Road is a fantastic opportunity not to be missed. Don't let this chance slip away - seize the opportunity to make this property your next successful investment!

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Townend Estate Agents

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