

Summer Hill Street, Great Horton, Bradford, West Yorkshire, BD7 2LN

- ONE BEDROOM MID BACK TO BACK TERRACED PROPERTY
- THREE PIECE BATHROOM
- BASEMENT
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- TENANTED - LANDLORDS / INVESTORS ONLY @ £000 PER MONTH
- ACCOMMODATION OVER THREE FLOORS (INCLUDING CELLAR)
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- EPC RATING GRADE D

Offers In The Region Of £70,000

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DESCRIPTION

*** INVESTORS LANDLORDS AND FIRST TIME BUYERS ***

Currently tenanted on a rolling contract at £475 PCM, this property presents a fantastic investment opportunity, generating a steady rental income. Whether you are an experienced landlord or looking to expand your property portfolio, this mid-terrace house is a promising option in a vibrant community.

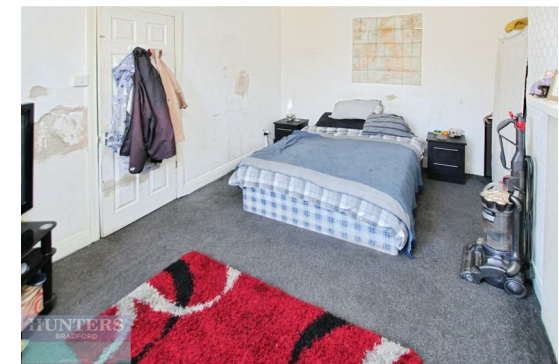
Can be sold with vacant possession for those looking for their first house or downsizing.

Nestled in the heart of Great Horton, Bradford, this charming one-bedroom mid back-to-back terraced house offers a unique opportunity for landlords and investors. Built in 1895, this property retains a sense of character while providing modern comforts. Spanning approximately 516 square feet, the accommodation is spread over three floors, including a useful cellar that can be adapted for various purposes.

The property features a reception room, perfect for relaxation or entertaining guests. The bedroom is a cosy retreat, and the three-piece bathroom is conveniently located to serve the needs of the household. The house benefits from double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

Situated close to local amenities and excellent transport links, this property is ideally located for those seeking convenience and accessibility. The council tax band is A, making it an economical choice for potential tenants. With an EPC rating of grade D, the property offers reasonable energy efficiency.

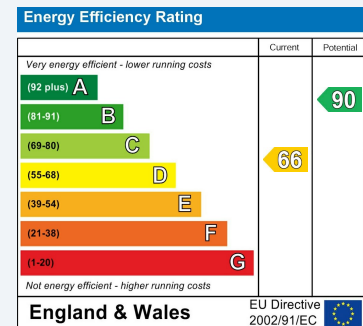
Do not miss the chance to acquire this delightful property in a sought-after area of Bradford.





ENERGY PERFORMANCE CERTIFICATE

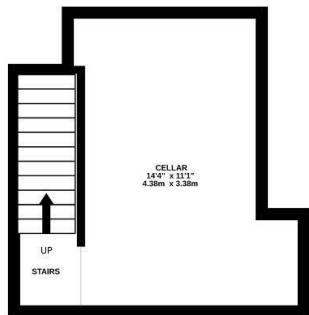
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



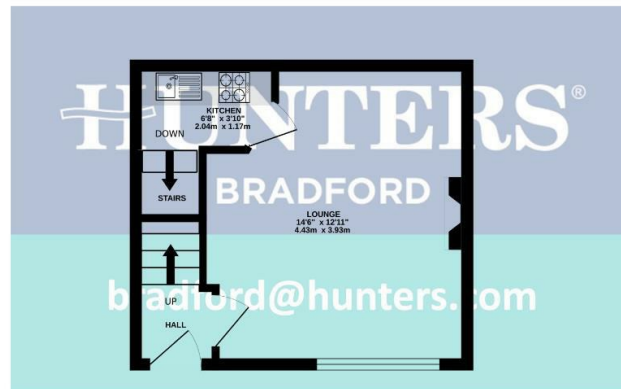
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

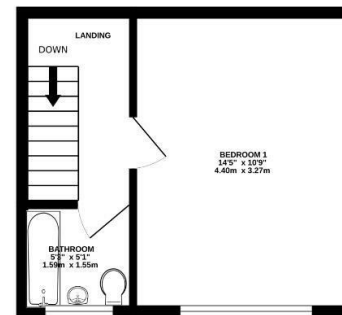
NEW FLOOR



GROUND FLOOR



FIRST FLOOR



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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Viewings

Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.