



Sydenham Place, Peel Park, Bradford, West Yorkshire, BD3 0LA

- INVESTMENT PROPERTY CURRENTLY TENANTED AT £600 PCM
- SET OUT OVER FOUR FLOORS INCLUDING CELLAR
- FOUR PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

- YOU CANNOT BUY TO LIVE IN THE PROPERTY, INVESTOR LANDLORDS ONLY
- SPACIOUS KITCHEN DINER WITH SEPARATE UTILITY ROOM
- DOUBLE GLAZING
- REAR YARD GARDEN
- EPC RATING GRADE D

Offers In The Region Of £125,000



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OF INTEREST TO INVESTOR LANDLORDS ONLY

IDEAL FOR THOSE LOOKING TO START A PORTFOLIO

INVESTMENT PROPERTY - YOU CANNOT BUY TO LIVE IN THE PROPERTY

Nestled in the charming area of Sydenham Place, Peel Park, Bradford, this mid-terrace house offers a fantastic opportunity for investors. Built in the early 1900s, this property boasts a generous 1,474 square feet of living space, spread over four floors, including a useful cellar. Currently tenanted at £600 per calendar month, it presents a reliable income stream for prospective buyers.



The house features a spacious kitchen diner, perfect for family meals and entertaining guests. Additionally, there is a separate utility room that enhances the practicality of the home. The four-piece bathroom suite is designed for comfort and convenience, catering to the needs of modern living.

The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, a rear yard garden provides a pleasant outdoor space for relaxation or gardening.



Situated close to Peel Park, residents can enjoy the beauty of green spaces while being conveniently located near local amenities and transport links. This property is classified under Council Tax Band A, making it an economical choice for tenants.

With its blend of character, space, and location, this mid-terrace house is an excellent investment opportunity in the heart of Bradford.



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LOWER GROUND FLOOR

Cellar
15'2" x 9'11"

GROUND FLOOR

Living Room
15'4" x 12'10"

Kitchen Diner
13'3" x 12'10"

Utility Room
6'8" x 4'3"

FIRST FLOOR

Landing

Bedroom 2
12'10" x 12'10"

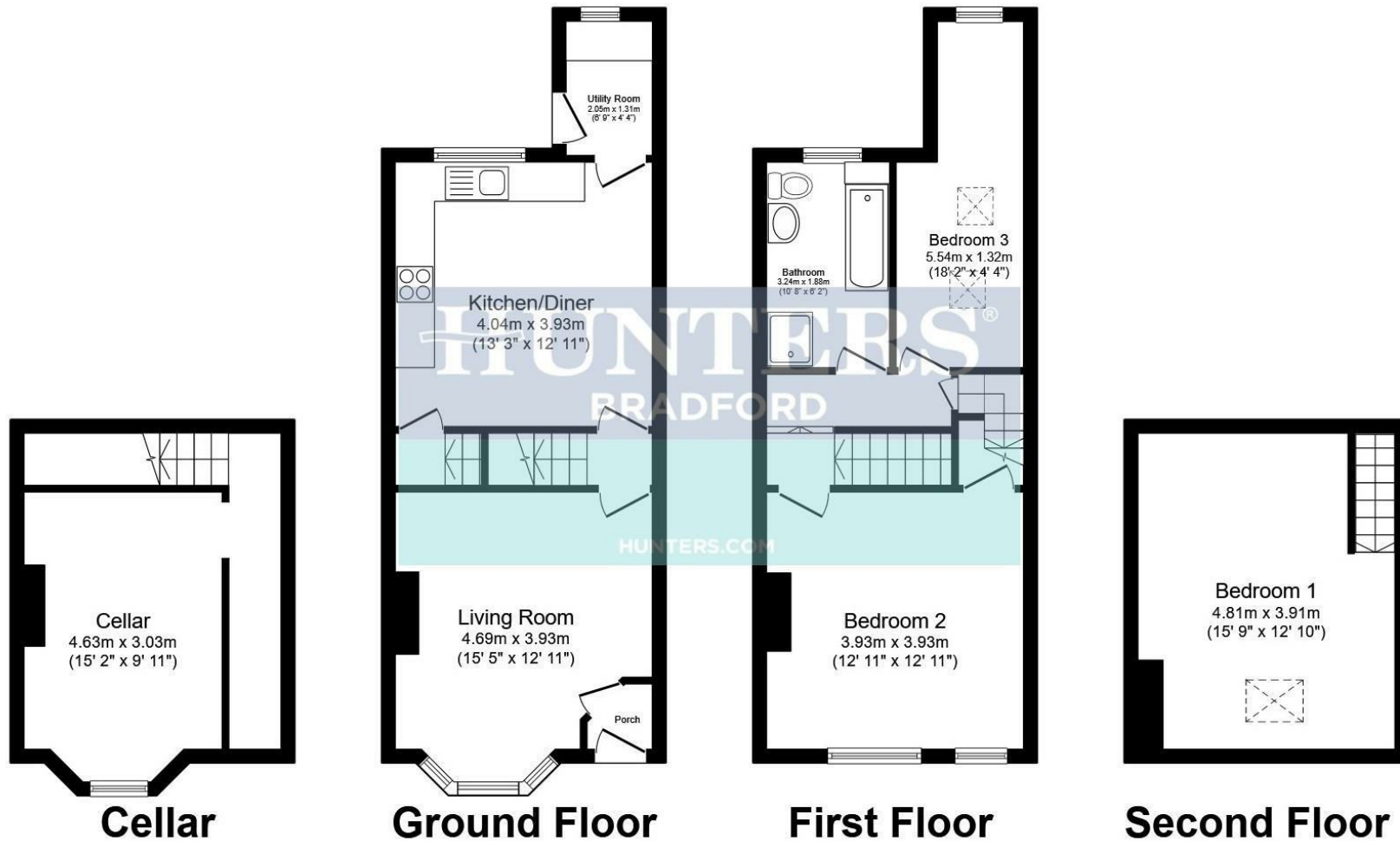
Bedroom 3
18'2" x 4'3"

Bathroom
10'7" x 6'2"

SECOND FLOOR
15'9" x 12'9"

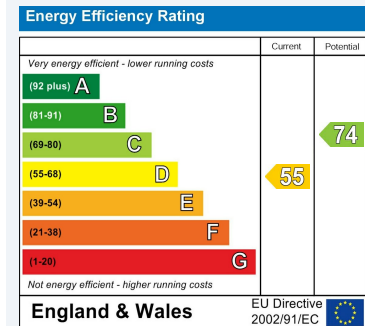
EXTERNAL

Rear yard



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 unoccupied at any time there may be connection 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.

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.



2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>

