



Great Horton Road, Great Horton, Bradford, West Yorkshire, BD7 4AE

Offers In The Region Of £220,000

- OF INTEREST TO INVESTORS AND LANDLORDS
- SET OUT OVER FOUR FLOORS
- DOUBLE GLAZING
- OFF ROAD PARKING FOR REAR POTENTIAL FLAT
- ALL FLATS COUNCIL TAX ARE BAND A

- THREE FLATS CONVERTED - REAR FLAT 4TH IS A POTENTIAL FOR CONVERSION
- TWO FLATS ARE TENANTED WITH AN INCOME
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES, SCHOOLS, SHOPS AND A SHORT DRIVE TO THE M62
- FLAT 1 EPC IS GRADE C - FLAT 2 EPC IS GRADE D - FLAT 3 EPC IS GRADE C



# Great Horton Road, Great Horton, Bradford, West Yorkshire, BD7 4AE

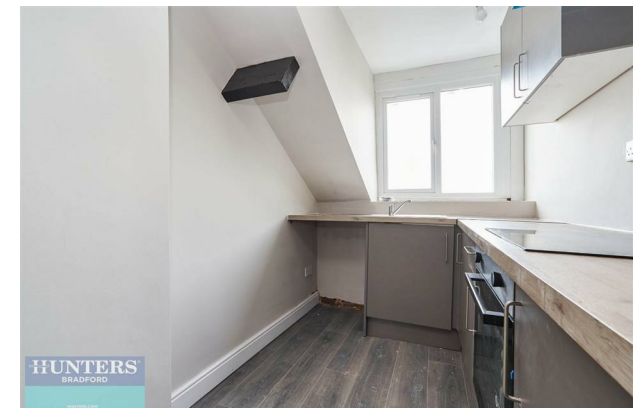
Nestled on Great Horton Road in Bradford, this mid-terrace house presents a remarkable opportunity for investors and landlords alike. The property is thoughtfully arranged over four floors and currently comprises three well-converted flats, with the rear flat offering potential for further conversion.

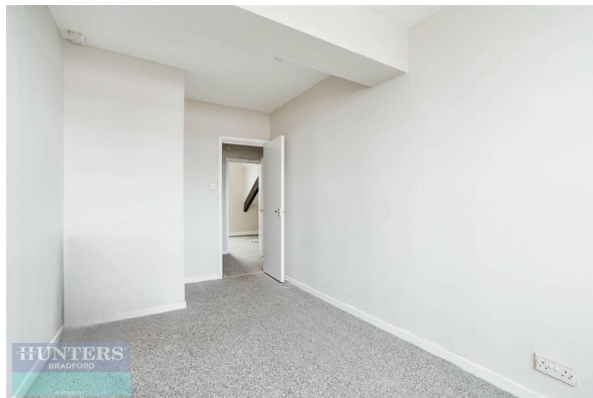
The residence boasts an impressive layout, featuring four spacious reception rooms and five comfortable bedrooms, making it ideal for accommodating families or multiple tenants. With three bathrooms, the property ensures convenience and privacy for all occupants.

The house is equipped with double glazing and gas central heating, providing warmth and energy efficiency throughout. Additionally, there is off-road parking available for one vehicle, which is a valuable asset in this bustling area.

Situated close to local amenities, including schools and shops, this property is also just a short drive from the M62, ensuring excellent transport links for commuters. The flats are all rated as Council Tax Band A, making them an attractive option for potential tenants. The energy performance certificates (EPC) for the flats indicate a Grade C for Flat 1 and Flat 3, and Grade D for Flat 2, reflecting reasonable energy efficiency.

This property not only offers a solid income stream with two flats currently tenanted with a income of £14,400 PA, with a potential income for the third flat totalling £20,400 for the building. If the basement was converted, further rental could be achieved. Whether you are looking to expand your property portfolio or seeking a lucrative investment opportunity, this house on Great Horton Road is certainly worth considering.





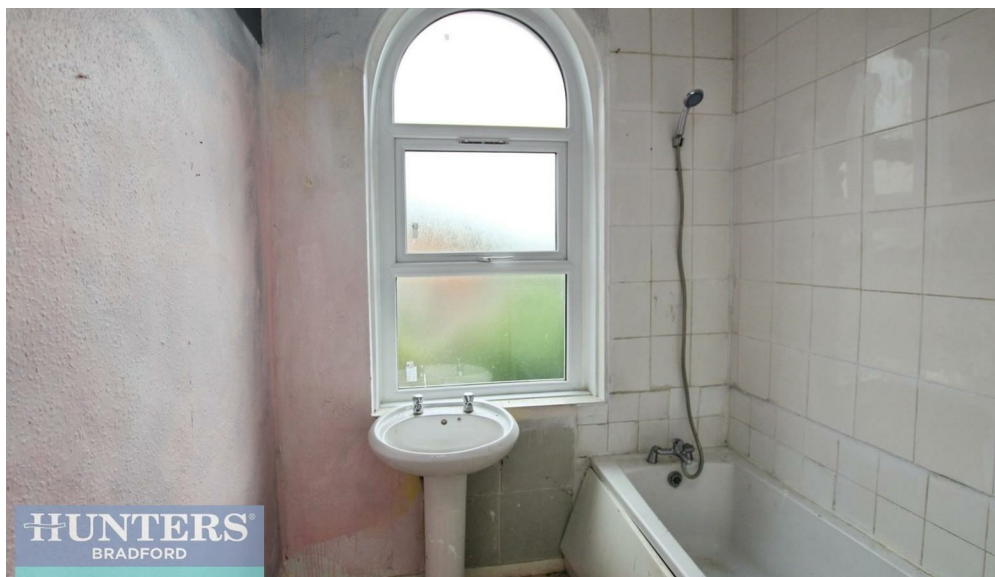


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



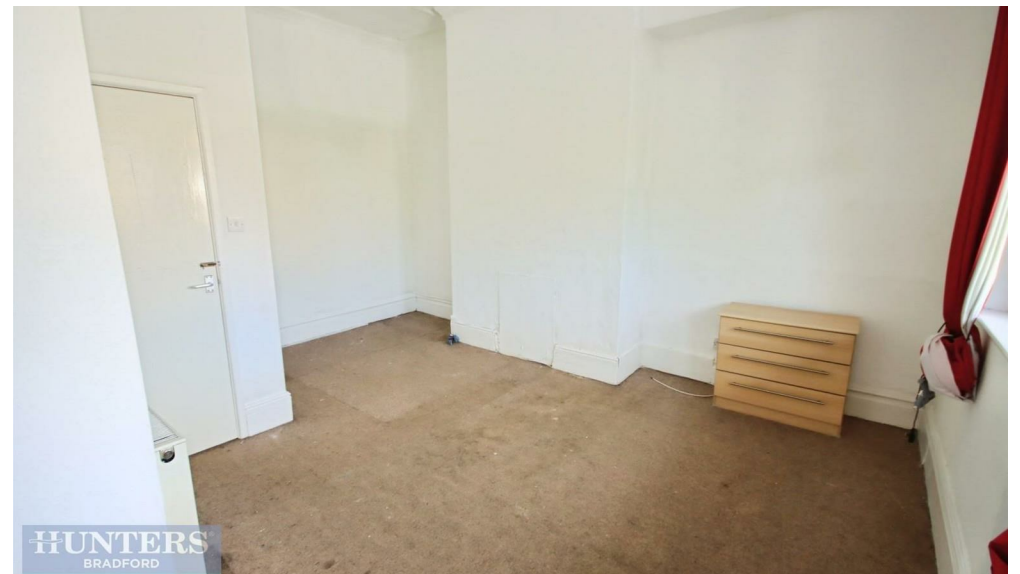




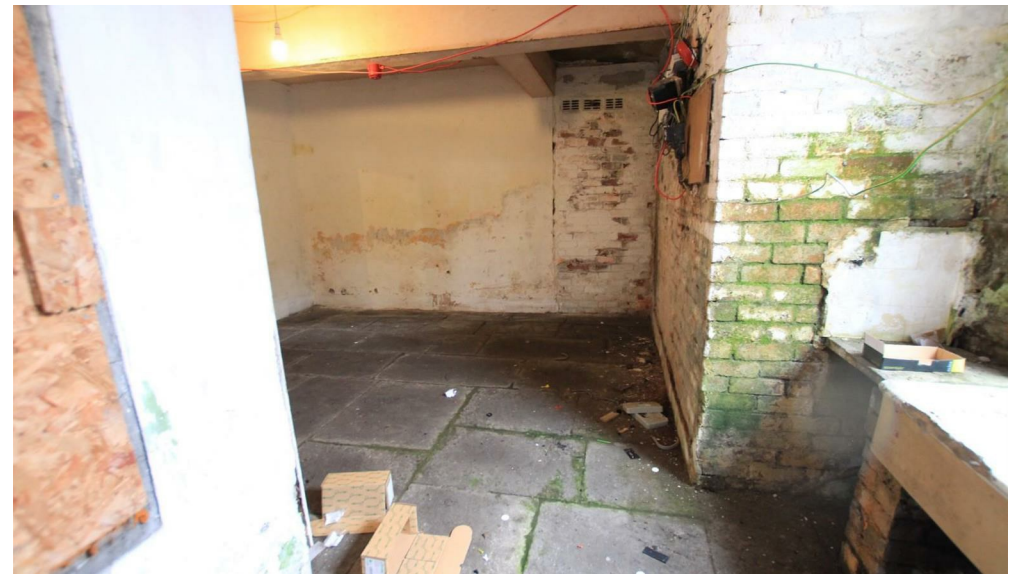




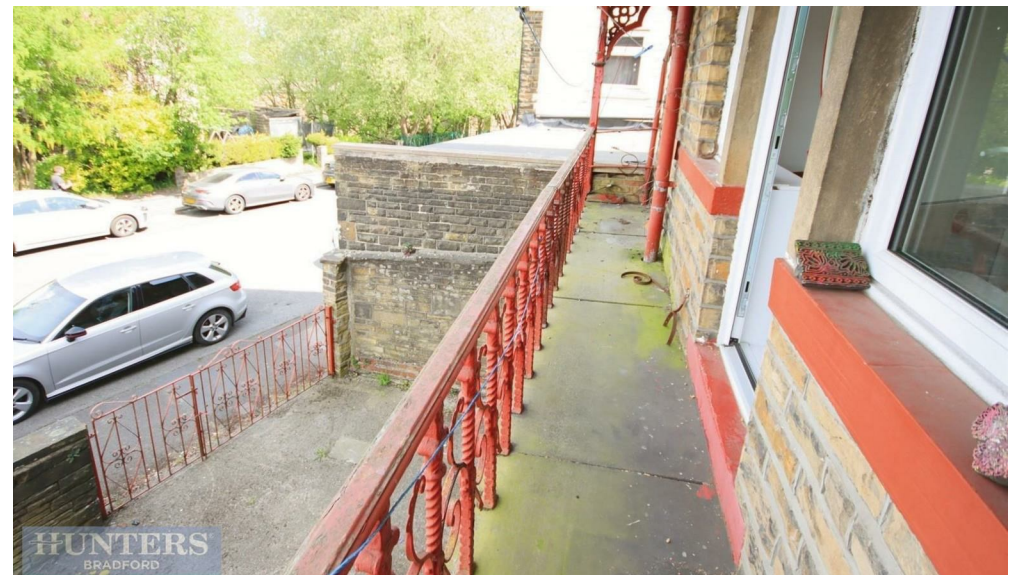






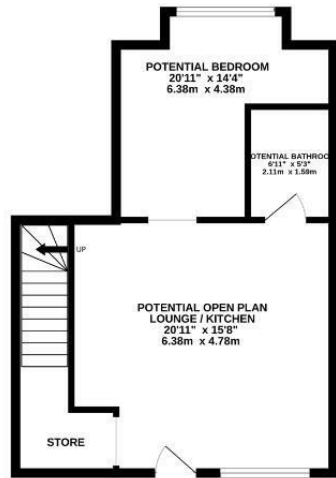




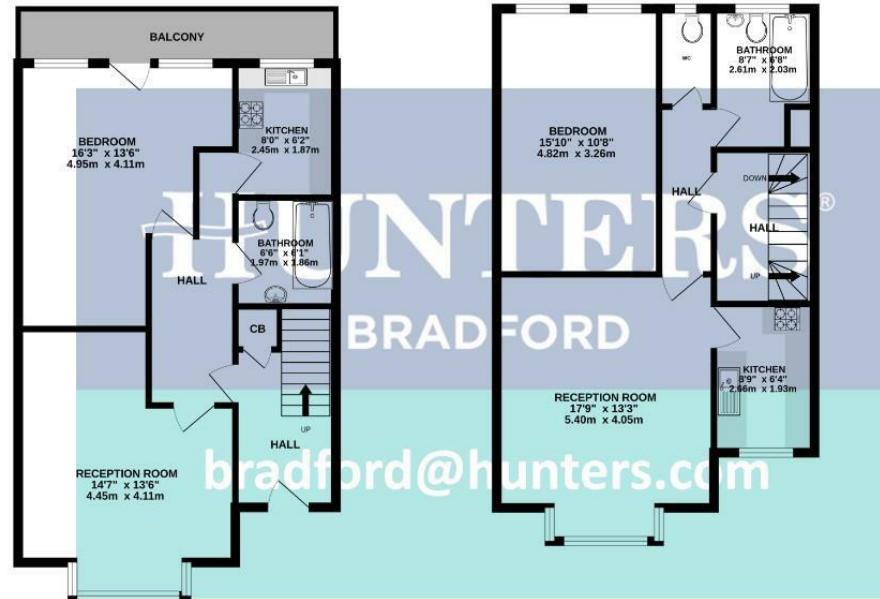




REAR GROUND FLOOR FLAT 4 ON WINDERMERE ROAD  
ROAD



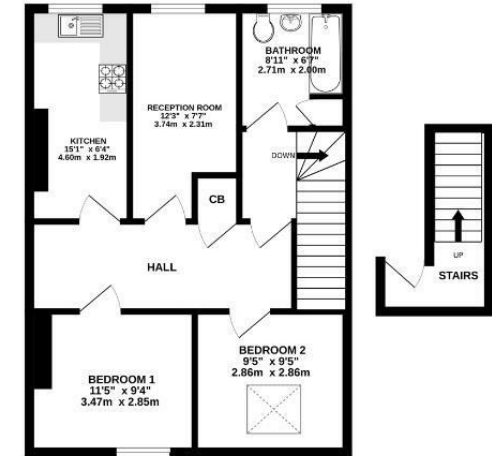
GROUND FLOOR - FLAT 1



1ST FLOOR - FLAT 2



2ND FLOOR - FLAT 3



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

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>

