



277 Cutler Heights Lane, Bradford, BD4 9JG

By auction £150,000



**** ATTENTION INVESTORS ** LANDLORDS CAN HIT THE GROUND RUNNING - CIRCA £22,000 P.A ****

++ OFFERED BY WAY OF TRADITIONAL AUCTION ++ VIA AN ONLINE BIDDING PLATFORM ++

VISIT BOULTONS WEBSITE TO REGISTER AND BID ON THIS very well-appointed property offering up an exceptional investment opportunity. Currently boasting FOUR ESTABLISHED LETTING ROOMS EACH WITH EN-SUITE BATHROOMS AND A COMMUNAL DINING KITCHEN.

This well designed property is equipped with hard-wired smoke alarms, comprehensive fire safety provisions and is currently set up to accommodate a multi-let arrangement, making it ideal for those seeking to maximise rental income. There is also clear potential to increase income (subject to works, consents and licencing) at lower ground floor level with indicative plans showing another studio style letting room with en-suite.

▪ ATTENTION LANDLORD/INVESTORS - CIRCA £22K P.A

▪ VERY WELL APPOINTED & FULLY OCCUPIED

▪ ALL TENANTS SIGNED UP ON AST'S TILL JAN 2027

▪ OFFERED VIA AN ONLINE BIDDING PLATFORM

▪ UNDER TRADITIONAL AUCTION CONDITIONS

▪ MULT LET PROPERTY WITH LONG ESTABLISHED TENANTS

▪ FIRE SAFETY SYSTEMS IN PLACE

▪ POTENTIAL TO INCREASE INCOME AT LGF/BASEMENT (SPP/REGS)

▪ VISIT BOULTONS WEBSITE TO REGISTER AND BID

▪ OPENING 6.08.26 @ 12 NOON, FOR 24 HOURS, CLOSES 12 NOON 7.08.26

