



Hazelcroft, Eccleshill,

£290,000

**** BLOCK OF FOUR APARTMENTS ** ALL CURRENTLY TENANTED ** ALL ONE BEDROOM ****

**** GARDENS & PARKING ** ANNUAL INCOME £26,340 ****

A unique investment opportunity has arisen to purchase this block of four, one bedroom apartments. Each property comprises entrance, lounge, kitchen, bedroom and bathroom. They all benefit upvc double glazing. Outside are communal gardens and parking.



No. 22

Entrance

Lounge

16'5" x 14'2" narrowing 10'9" (5.00m" x 4.32m" narrowing 3.28m")
Gas fire with feature fireplace.

Kitchen

8'8" x 6'4" (2.64m" x 1.93m")
Wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Bedroom One

12'1" x 9'8" (3.68m" x 2.95m")

Bathroom

Three piece suite and tiled walls.



No. 24

Entrance

Lounge

16'5" x 14'2" narrowing 10'9" (5.00m" x 4.32m" narrowing 3.28m")
Gas fire with feature fireplace.

Kitchen

8'8" x 6'4" (2.64m" x 1.93m")
Wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Bedroom One

12'1" x 9'8" (3.68m" x 2.95m")

Bathroom

Three piece suite and tiled walls.



No. 26

Entrance

Lounge

16'5" x 14'2" narrowing 10'9" (5.00m" x 4.32m" narrowing 3.28m")

Kitchen

8'8" x 6'4" (2.64m" x 1.93m")
Wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Bedroom One

12'1" x 9'8" (3.68m" x 2.95m")

Bathroom

Three piece suite and tiled walls.



No. 28

Entrance

Lounge

16'5" x 14'2" narrowing 10'9" (5.00m" x 4.32m" narrowing 3.28m")

Kitchen

8'8" x 6'4" (2.64m" x 1.93m")
Wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Bedroom One

12'1" x 9'8" (3.68m" x 2.95m")

Bathroom

Three piece suite and tiled walls.



Council Tax Band

Each apartment has a rating of A / Bradford Council.

EPC

Please note. The EPC readings relate specifically to number 22. Each apartment ranges from 61-67/76-77. Individual EPC certificates can be provided upon receipt and via the govt website <https://www.gov.uk/find-energy-certificate>.

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd, right onto Harrogate Rd, left onto Hazelcroft and the apartments will be seen displayed via our For Sale board.

Exterior

Communal gardens and off street parking.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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