whitegates









Delaunay House, 8 Burnett Street, BD1

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Asking Price: £45,000

Leasehold



Delaunay House,
8 Burnett Street, BD1 5BJ

1 Bedroom
1 Bathroom
1 Reception Room

Asking Price: £45,000

- Spacious One-Bedroom Apartment
- Excellent Buy-To-Let Investment Opportunity
- Sold With Tenant In Situ
- £650 PCM Rental Income (£7,800 PA)
- Impressive 17.3% Gross Rental Yield
- Attractive Character Building With Period Features
- Prime Bradford City Centre Location
- Allocated Parking Space
- Council Tax Band: A

Spacious one-bedroom apartment situated within an attractive character building in the heart of Bradford city centre.

Offered for sale with a tenant in situ, currently generating £650 per calendar month (£7,800 per annum), this property presents an appealing opportunity for buy-to-let investors seeking an immediate rental income.

The apartment offers approximately 489 sq. ft. (45.3 sq. m.) of well-proportioned accommodation, combining modern fittings with attractive period features within a characterful building.

The property benefits from an allocated parking space, a valuable addition within this central location. The development is well maintained and offers a secure and convenient living environment.

Situated on Burnett Street in the heart of Bradford city centre, Delaunay House enjoys a highly convenient position within easy reach of an extensive range of shopping, leisure and transport facilities.

The Broadway Shopping Centre, Kirkgate and the city's numerous independent shops, cafés, bars and restaurants are all readily accessible. Bradford's vibrant cultural quarter, including the renowned Alhambra Theatre, St George's Hall and the National Science and Media Museum, provides an excellent choice of entertainment and leisure attractions.

For commuters, Bradford Forster Square and Bradford Interchange railway stations offer regular connections towards Leeds and surrounding West Yorkshire destinations, while the nearby bus interchange provides extensive local and regional services. The city's road network also offers convenient access to the wider region.

The property is also well positioned for access to the University of Bradford, Bradford College and the Bradford Royal Infirmary, with these major educational and employment centres contributing to the city's broad rental market.

FIRST FLOOR

Entrance Hall

With wooden flooring, electric heater and intercom telephone. Airing cupboard off housing hot water cylinder and washing machine.

Kitchen

With wooden flooring, electric heater and spotlighting. Light wood effect wall and base units with white work surfaces and panelled splashbacks. Stainless steel inset sink with chrome mixer tap over, integrated fridge/freezer, electric oven and hob with cooker hood over.



Lounge

13'3" x 15'8" (4.04m x 4.78m)

With wooden flooring, two electric heaters. Corner room with sliding sash windows to front and side. Sliding doors leading to bedroom.



Bedroom

8'7" x 10'7" (2.62m x 3.23m)

With wooden flooring and electric heater. Sliding sash windows.

Bathroom

With tiled floor and part tiled walls. Large wall mounted mirror, spotlighting and electric heater. White three piece suite with pedestal wash hand basin, WC and fitted bath with mixer tap over with shower fitting off, wall mounted glass screen.



Parking

the property benefits from an allocated parking space, a valuable addition within this central location. The development is well maintained and offers a secure and convenient living environment.

LEASEHOLD INFORMATION

Tenure: Leasehold

Original Lease Term: 250 years

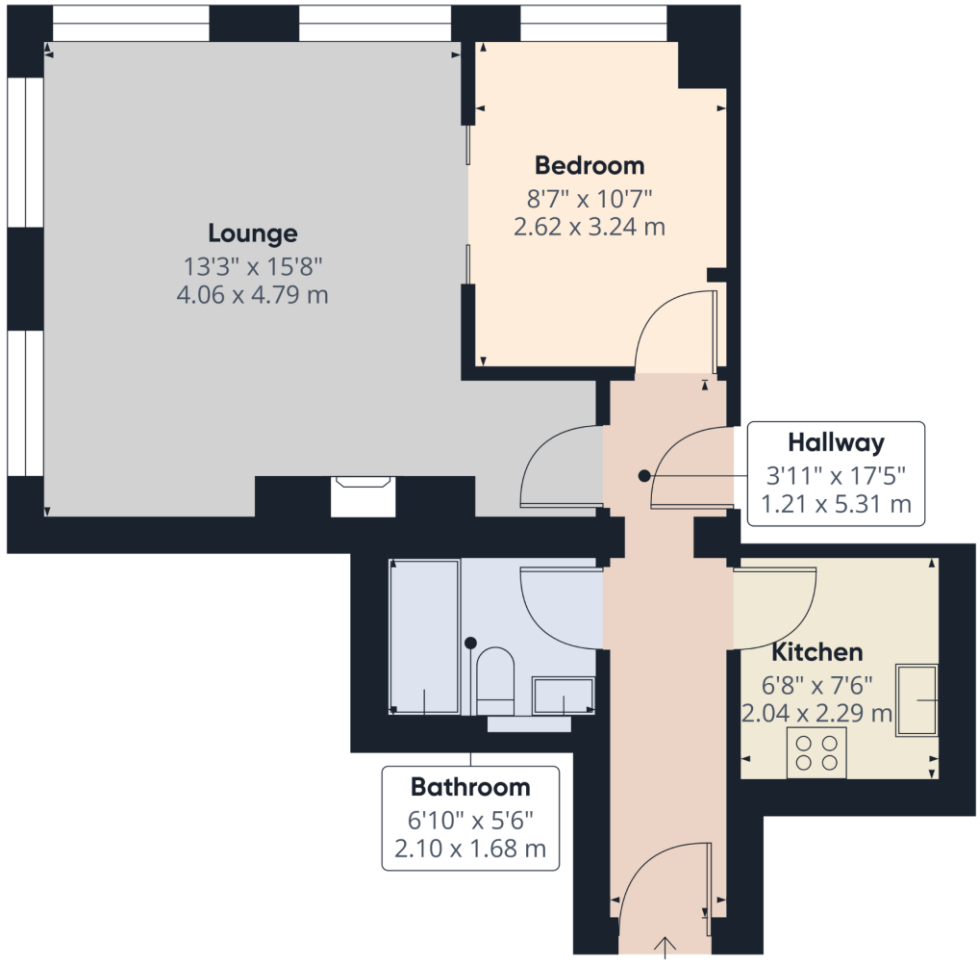
Lease Commencement Date: 1st January 2006

Remaining Lease Term: Approximately 229 years

Annual Ground Rent: £250

Annual Service Charge: £1,669

Combined Annual Charges: £1,919



Approximate total area[1]

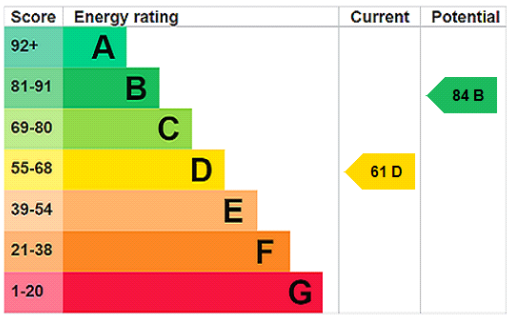
489 ft²

45.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman