whitegates









Frizley Gardens, Bradford, BD9

1 | 1 | 1 | EPC To be confirmed

Asking Price: £65,000

Leasehold



Frizley Gardens, Bradford, BD9 4LZ

1 Bedroom
1 Bathroom
1 Reception Room

Asking Price: £65,000

- Spacious One-Bedroom Apartment
- Additional Study / Occasional Room
- Generous Lounge & Separate Fitted Kitchen
- Communal Gardens & Residents' Parking
- Potential Rental Income Of £600 PCM
- Impressive Potential Gross Rental Yield Of 11.08%
- Council Tax Band: A

An Investment Opportunity Not To Be Missed! Spacious One-Bedroom Apartment With Additional Study, Communal Gardens & Residents' Parking!

Offered at an attractive asking price of £65,000, this well-proportioned apartment presents an excellent opportunity for first-time buyers and investors alike. With a potential rental income of £600 PCM, generating an impressive gross rental yield of 11.08%, this is a fantastic opportunity to secure an affordable property with strong investment potential!

Offering approximately 494 sq. ft. (45.8 sq. m.) of accommodation, the apartment features a generous lounge with dual-aspect windows, a separate fitted kitchen, a well-proportioned double bedroom and a bathroom with shower over the bath. A particularly useful addition is the separate study/occasional room, providing valuable flexibility for home working, hobbies or additional storage.

Internally, the property benefits from neutral décor, modern grey carpeting to the principal rooms and uPVC double glazing, creating a bright and welcoming living environment.

Externally, residents can enjoy the benefit of communal garden areas, providing pleasant green surroundings, together with communal parking facilities, adding further convenience to everyday living.

An Excellent Buy-to-Let Opportunity – Potential Gross Yield Of 11.08%!

With an attractive asking price of £65,000 and an estimated rental income of £600 per calendar month (£7,200 per annum), this apartment offers investors the potential to achieve an impressive gross rental yield of approximately 11.08%. An appealing opportunity for landlords looking to expand their portfolio with an affordable investment in an established residential location.

Rental income is estimated and not guaranteed. Gross yield is calculated before service charges, ground rent, maintenance and other associated costs.

Entrance Hall

Accessed via the entrance door, with access to the principal rooms and a neutral decorative finish.

Living Room

14'7" x 11'7" (4.45m x 3.53m)

A particularly generous reception room enjoying plenty of natural light through dual-aspect uPVC double-glazed windows. Featuring neutral décor, grey carpeting and a wall-mounted electric heater, with ample space for a comfortable seating arrangement and dining furniture.

Kitchen

9'5" x 8'2" (2.87m x 2.5m)

Fitted with a range of light wood-effect wall and base units complemented by contrasting work surfaces and tiled splashbacks. Incorporating an electric oven, four-ring electric hob with extractor above and stainless steel sink with drainer. Additional space for appliances and a uPVC double-glazed window providing natural light.

Bedroom

11'6" x 8'7" (3.5m x 2.62m)

A well-proportioned double bedroom featuring neutral painted walls, grey carpeting, a wall-mounted electric heater and a large uPVC double-glazed window.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks, wood-effect flooring and a window providing natural light.

Study / Occasional Room

8'9" x 6'10" (2.67m x 2.08m)

A useful additional room offering excellent flexibility for use as a home office, dressing room, hobby room or occasional guest space. Featuring neutral décor and an unfinished floor, allowing the purchaser to install flooring to their own preference.

LEASEHOLD INFORMATION

We are advised by our clients that the property enjoys drive remainder of a 999 year lease that commenced in 1985. The current service charges for the year 2026 are £1500.04 which are to be paid quarterly.

Lease Start Date: 29/09/1985

Lease End Date: 30/09/2984

Lease Term: 999 years from 30 September 1985

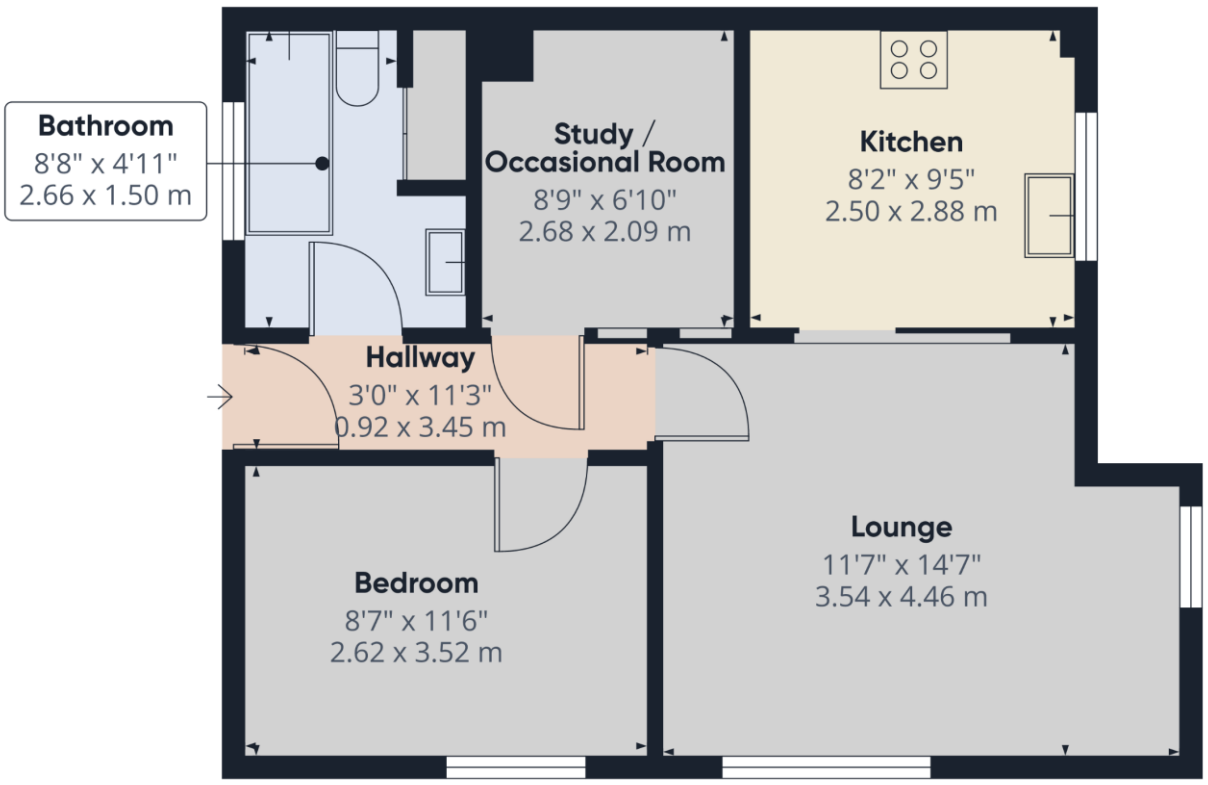
Lease Term Remaining: 958 years











Approximate total area[1]

494 ft²

45.8 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.

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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