



**Wensleydale Road, Bradford BD3 8NA**

**welcome to**

**Wensleydale Road, Bradford**

Ideal investment opportunity this three double bedroom property is offered with a tenant keen to remain. Arranged over three floors with a spacious lounge, fitted kitchen, bathroom and parking. Scope to modernise and add value with potential for a future dormer conversion subject to consent.



### Property Information

Offered to the market with a sitting tenant keen to remain, this spacious three double bedroom terraced property presents an excellent opportunity for landlords looking to add to their portfolio. Offering generous accommodation over three floors, the property benefits from a good-sized lounge, fitted kitchen, bathroom and three genuine double bedrooms. While the property would benefit from some cosmetic updating, it provides a fantastic opportunity to enhance and add value over time. The neighbouring properties have successfully added dormer extensions to the top floor, indicating potential for future development, subject to the necessary consents.

### Lounge

A well-proportioned reception room offering ample space for both seating and entertaining

### Kitchen

Fitted with a range of wall and base units providing useful storage and workspace. There is ample room for everyday appliances, making this a functional space with plenty of scope for future modernisation to suit individual tastes.

### Bedroom One

A generous double bedroom with ample space for a full range of bedroom furniture.

### Bedroom Two

Another excellent-sized double bedroom, offering flexibility for use as a guest room, child's bedroom or home office if required.

### Bedroom Three

Occupying the entire top floor, this impressive double bedroom provides excellent floor space and versatility. Neighbouring properties have added dormer extensions, suggesting potential to further enhance the accommodation, subject to any necessary planning permissions and building regulations.

### Bathroom

A practical family bathroom fitted with a bath, wash hand basin and WC, serving the property well and offering potential for cosmetic improvement

### Outside

The property benefits from parking to the exterior, adding convenience for both occupants and visitors. The location is well suited for access to local amenities, schools and transport links.

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

## Wensleydale Road, Bradford

- Tenanted property with tenant wishing to remain
- Ideal buy-to-let investment opportunity
- Spacious accommodation over three floors
- Good-sized lounge with laminate flooring
- Potential to enhance and modernise

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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