



RG
Rutter Green

**Halifax Road, Bradford West Yorkshire
BD6 1JQ**

£130,500

64 Kenyon Road

Wigan

WN1 2DQ

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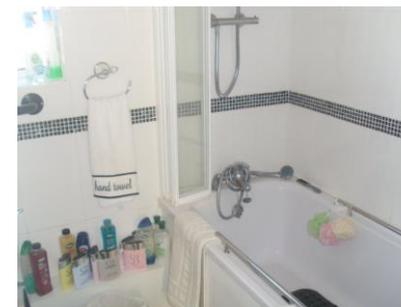
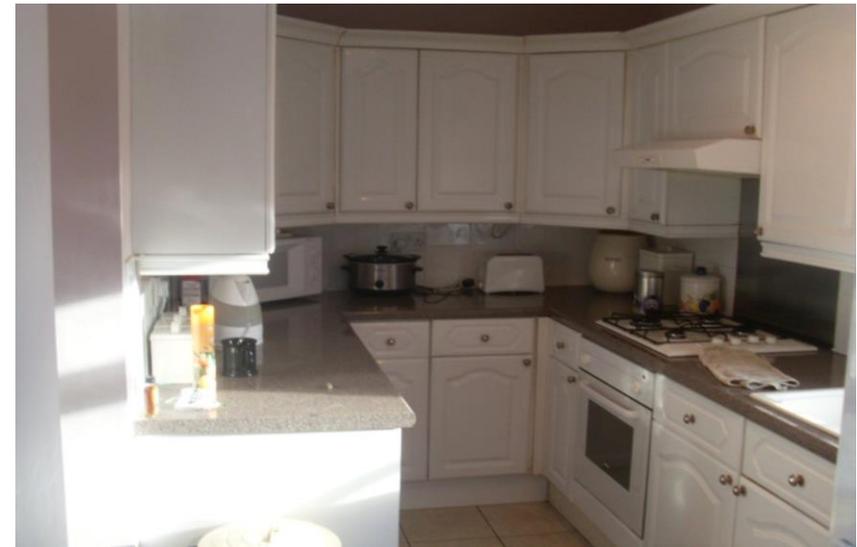
hello@ruttergreen.co.uk

01942 367915

Halifax Road, Bradford West Yorkshire BD6 1JQ

- To be Sold via Online Auction
- Three Bedroom Semi Detached
- Sold With Tenant In Situ
- Ideal Investment Opportunity
- Current Rental Income of £700.00 PCM
- Three Piece Bathroom Suite
- Large Gardens To Front & Rear
- Close to Bradford City Centre
- Excellent Links For Commuting

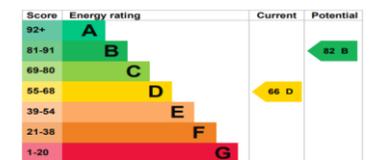
Rutter is delighted to present this three-bedroom semi-detached property to the market via online auction, representing a turnkey addition to any professional portfolio. Currently occupied by a reliable tenant, the property provides immediate cash flow with a rental income of £700.00 per calendar month. The interior is efficiently laid out, featuring a functional three-piece family bathroom and well-proportioned living spaces that meet the high demand of the local rental market. One of the standout features of this investment is the extensive outdoor space; large gardens to both the front and rear offer significant privacy and future potential for landscaping or extensions (subject to planning). Strategically positioned on the doorstep of Bradford City Centre, the home is perfectly placed for professionals and families alike, boasting excellent commuting links and easy access to local amenities and schools. With a solid track record of occupancy and a location primed for capital growth, this property is a standout choice for investors looking to secure a high-yield asset. Please note photos obtained prior to tenant move in.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

www.ruttergreen.co.uk



Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

