

# Lot 39

3 Lister Court, Cunliffe Road,  
BRADFORD BD8 7AZ

**GUIDE PRICE: £130,000**



## **TWO BEDROOM FLAT WITH INVESTMENT INCOME**

This recently built ground floor apartment that offers two bedroom and two bathroom accommodation forms part of a prestigious development on an electrically operated gated complex. The property is currently let on an assured shorthold tenancy at a guaranteed rent of £725 pcm from November 2007 and the property is sold with the benefit of this investment income. Cunliffe is located off the A650 Keithley Road. Bradford as a City is currently undergoing a major regeneration programme and therefore this property offers excellent investment potential.

### **ACCOMODATION**

Hall, two bedrooms, one en-suite, bathroom, kitchen.

### **TENURE**

Leasehold.

### **LOCAL AUTHORITY & TAX RATING**

Bradford Metropolitan Council 01274 432111

Council Tax Band: A

### **VENDORS SOLICITORS**

Rest Harrow & Co

238 Merton Road, London SW19 1EQ

020 8544 2731

### **VIEWING TIMES**

By appointment through the Auctioneers.