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DAVID HILL



1 - 4 Heaton Court Bingley BD16 1EH

A well maintained block of four apartments each providing generous one bedroom accommodation and each having outside garden space and a single garage. This large corner plot offers tremendous scope for redevelopment subject to planning permission.

Centrally located within the busy town of Bingley being convenient for access to both Bradford and Leeds.

Guide Price £395,000

1 - 4 Heaton Court Bingley BD16 1EH

• Skipton 13 miles • Keighley 4 miles • Bradford 5 miles • Halifax 10 miles • Leeds 15 miles

Location

The property enjoys a convenient location within the busy market town of Bingley just a 500 metre walk from the railway station and the Main Street shops. Bingley provides an excellent range of services and amenities being well connected by road and rail to the larger local centres of both Bradford and Leeds.

Description

Heaton Court comprises a well built detached building standing within a very generous corner plot including gardens, a rear yard area and two detached double garage blocks. The residential building is subdivided into four separate apartments, each providing relatively spacious one bedroom accommodation.

Heaton Court will be of obvious interest to investors and landlords with the four apartments currently let on Assured Shorthold Tenancy Agreements.

Current rents have not been adjusted for a number of years and are considered to be below current market values.

As well as there being scope to improve the rental income the site as a whole offers potential for redevelopment, subject to planning permission.

Rental PA £16,000
Gross Rental Yield 4.05%

Services

We understand the property to be connected to mains electricity, mains gas, mains water and mains drainage.

Energy Rating

1 Heaton Court – D61
2 Heaton Court – D61
3 Heaton Court – D61
4 Heaton Court – E52

Tenure

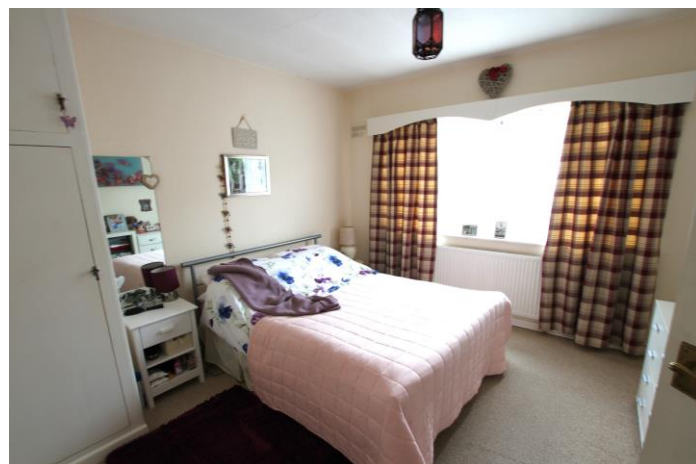
Freehold

Council Tax

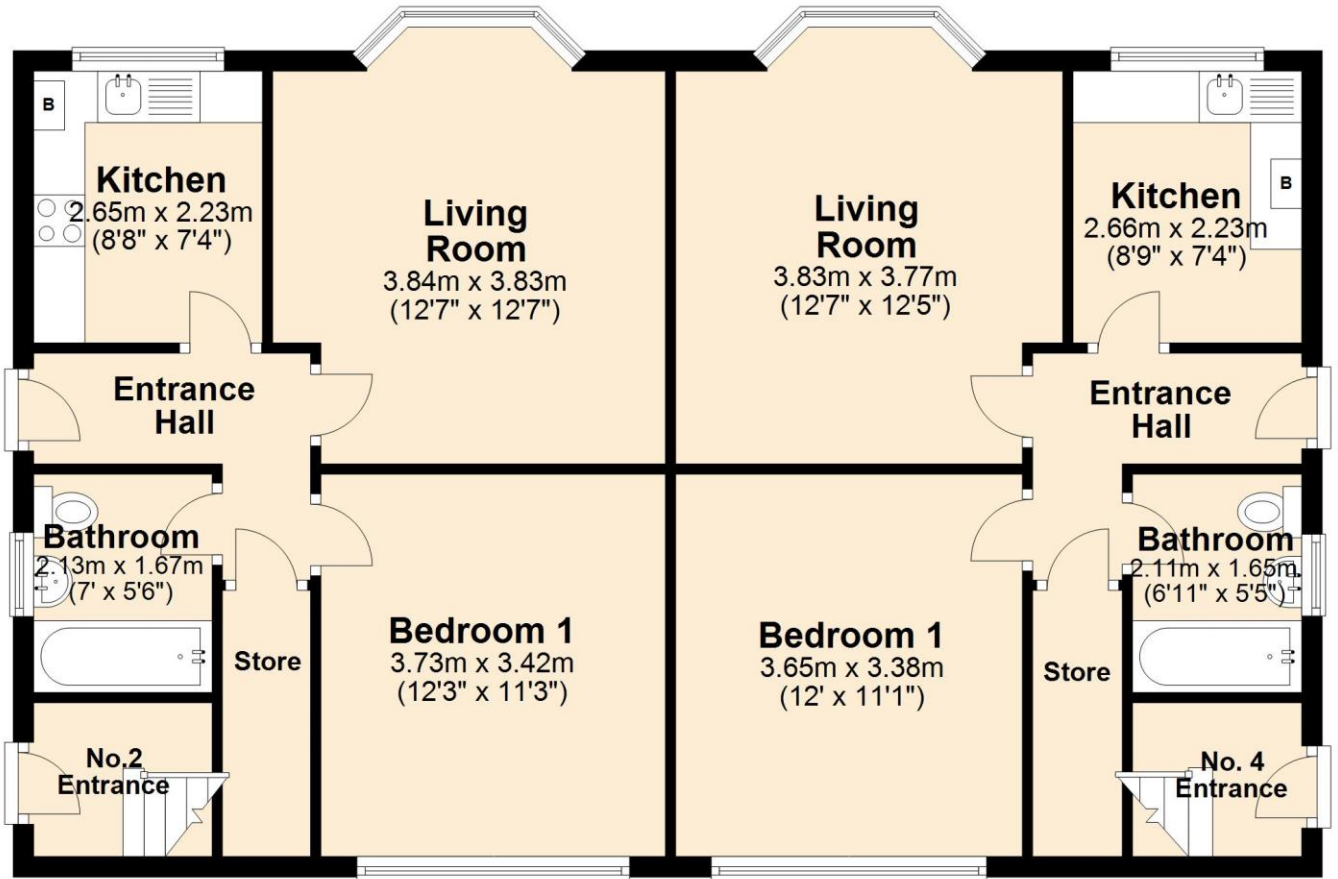
Each Apartment is a Band A (Bradford Metropolitan District Council)

Directions

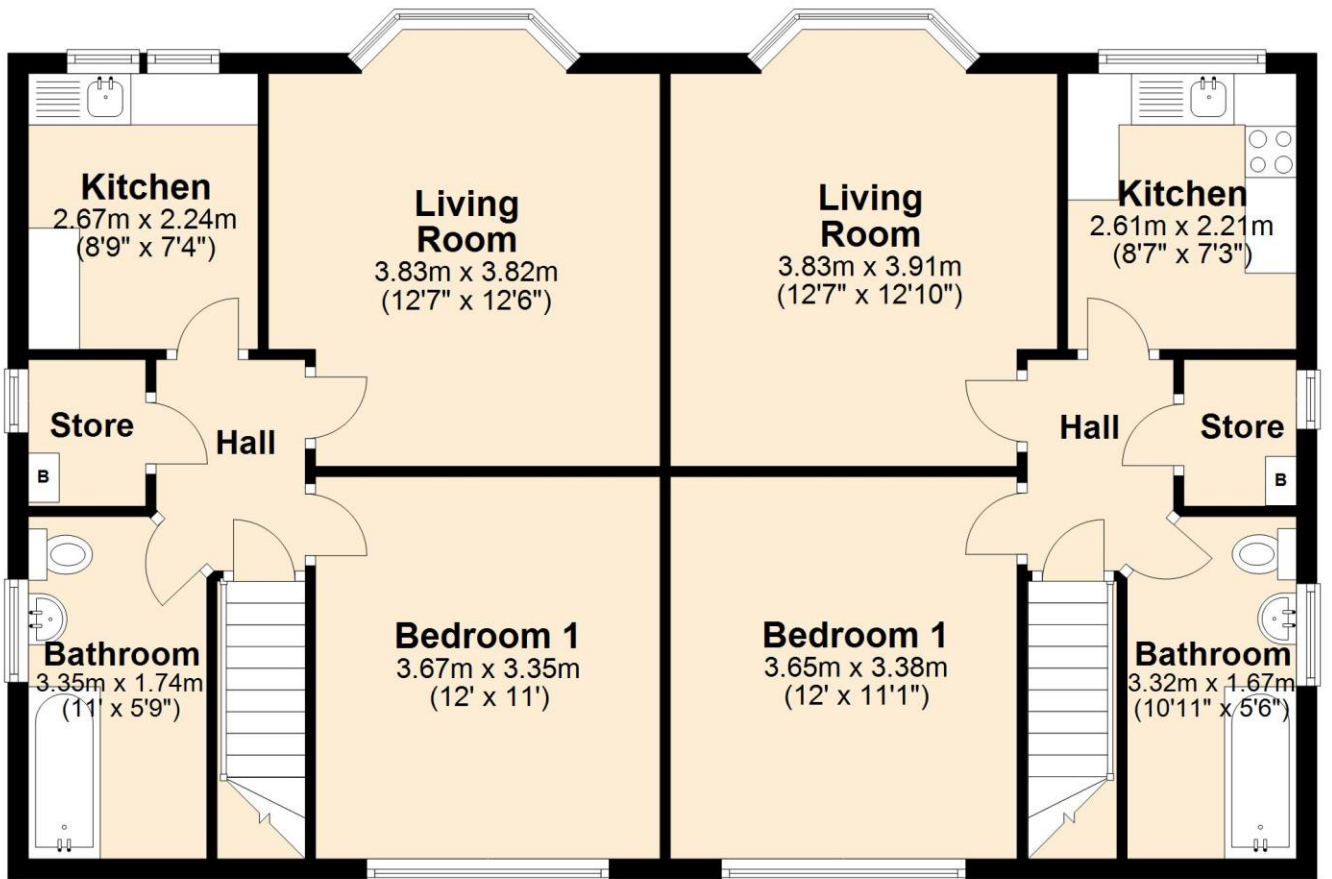
Coming from Keighley towards Bradford on the Bingley Relief Road (A650) take the exit signed Eldwick/Gilstead/ Bingley and turn right at the traffic lights to Bingley. Continue over the bridge onto Leonard Street to the traffic lights at the junction with Bradford Road (B6265) and continue straight across onto Myrtle Avenue where Heaton Court is located immediately on the right. A David Hill For Sale sign has been erected at the property.



1 & 3 Heaton Court



2 & 4 Heaton Court





The New Ship, Mill Bridge, Skipton, BD23 1NJ

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