



**136 Dirkhill Road
Bradford, BD7 1QR**

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6TH AUGUST 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. An end of terrace property, split into Four Self-Contained, One Bedroom Apartments. The conversion was carried out to the highest specification several years ago, resulting in a low maintenance asset that delivers a potential monthly income of £2,000 and an impressive yield.

Council Tax Band : A

Awaiting EPC

Tenure - Freehold

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 6TH AUGUST 2026 AT 12PM
- GREAT INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND A
- END TERRACE ARRANGED AS FOUR SELF CONTAINED APARTMENTS
- AWAITING EPC

Auction Guide Price - £165,000

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Description
FLAT 1: BASEMENT LEVEL - Flat is currently tenanted. Rental income of £349pcm.

OPEN PLAN LIVING/KITCHEN: 14.8ft x 13.3ft (4.5m x 4.1m)
The living area is a decent size, light and airy with electric heaters and a room extractor.
The kitchen area has modern wall and base units in cream with co-ordinating worktops, sink and drainer and integrated electric hob and oven, plus plumbing for a washing machine.

BEDROOM: 7.6ft x 7.1ft (2.3m x 2.2m)
Having a window and electric heating.

BATHROOM: 8.9ft x 3.5ft (2.7m x 1.01m)
Three-piece suite in white with a shower cubicle and electric shower, tiling to splashbacks, Wc and wash hand basin.

FLAT 2: GROUND FLOOR - Flat is currently tenanted. Rental income of £350pcm

OPEN PLAN LIVING/KITCHEN: 15.2ft x 8ft (reducing to: 7.10ft) (4.6m x 2.4m)
Living area has neutral decor, extractor and electric heaters.
The kitchen has a range of wall and base units in cream with co-ordinating work surfaces, sink and drainer, integrated oven and hob, and plumbing for washing machine.

BEDROOM: 8.30ft x 8ft (2.5m x 2.4m)
Neutral decor and electric heating.

BATHROOM: 5.03ft x 4.10ft (1.5m x 1.2m)
Offering a three piece suite in white with a shower cubicle and electric shower, tiling to splashbacks, Wc and wash hand basin.

FLAT 3: FIRST FLOOR - Flat is currently tenanted. Rental income of £450pcm

OPEN PLAN LIVING/KITCHEN: 15.2ft x 12.5ft (4.6m x 3.8m)
The living room has a room extractor and electric heaters.
Fully fitted kitchen with wall and base units in cream with co-ordinating worktops, sink and drainer, integrated oven and hob, plus, plumbing for washing machine.

BEDROOM: 15.4ft (reducing to: 8.8ft) x 6.3ft (4.6m x 1.9m)
Long, rectangular shaped room with ideal room for storage and with electric heating.

BATHROOM: 5.9ft x 4.9ft (1.7m x 1.4m)
Three piece suite in white offering a shower cubicle with electric shower, tiling to splashbacks, WC and wash hand basin.

FLAT 4: SECOND FLOOR - £450pcm

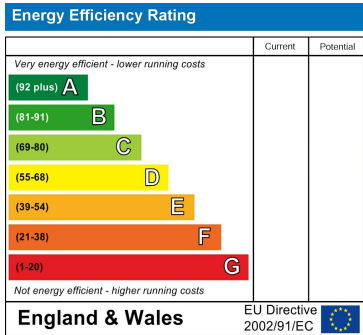
OPEN PLAN LIVING/KITCHEN: 16.8ft x 12.9ft (5.1m x 3.9m)
Offering wall and base units in cream with co-ordinating worktops, sink and drainer, integral hob and oven, plus, plumbing for washing machine.
The Living area has an extractor and electric heater.

BEDROOM: 10ft x 6.7ft (3m x 2m)
Neutral decor and electric heating.

BATHROOM: 5.5ft x 5.5ft (1.6m x 1.6m)
Three-piece suite in white, with a shower cubicle and shower, tiling to splashbacks, WC and wash hand basin.

Brochure prepared 17.07.2026

Solicitors - Waterstones Solicitors - Akaash Hussain



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.