

# FOR SALE



RogerHannah



Flat 11, Byron Halls, Byron Street, Bradford, West Yorkshire, **BD3 0AR**

## Vacant One Bedroom

## First Floor Flat

- Vacant
- Good location
- Gated Secure Complex
- Communal Parking





### Location

The property is located in close proximity to local amenities and also within commuter distance for both Bradford and Leeds. Bradford Interchange is only 1 mile from the property.

### Description

A vacant first floor flat in a converted school building suited to both investors and first time buyers. The flat is in good condition throughout and comprises one-bedroom, open plan living/kitchen area and bathroom. The property is situated within a gated complex and benefits from communal parking.

Please note: all services/appliances have not and will not be tested.

### Accommodation

Briefly comprising: One-bedroom, open plan living/kitchen area, and a bathroom.  
Externally: Communal parking.

### Purchase Price

£35,000

### Service Charge

£2,064 pa

### Tenure

Leasehold – 104 years remaining

### EPC

Rated C

### Ground Rent

£291 pa

### Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

#### Charlotte Mealey

0161 8307478

E: charlottemealey@roger-hannah.co.uk

### Date of Preparation

16 November 2023