# FOR SALE



## 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 onebedroom, 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



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