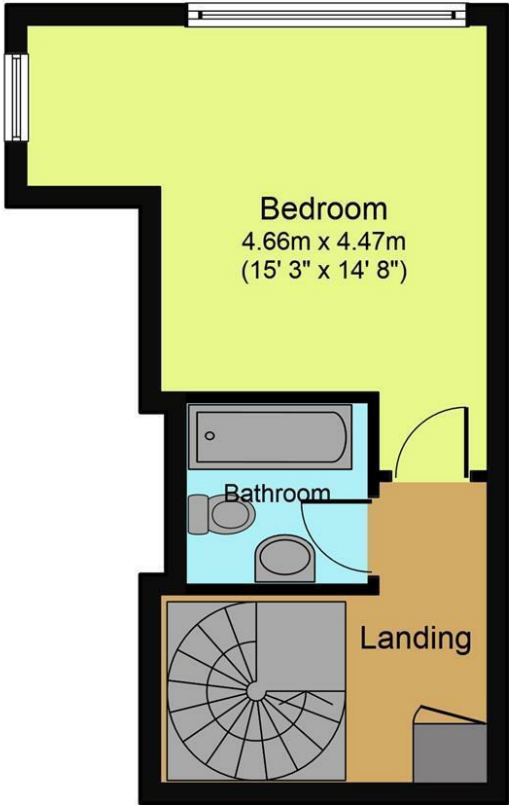



First Floor



Second Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Directions

See Mapping.



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Byron Halls, Byron Street, Bradford, BD3 oAR
Offers In The Region Of £44,950

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**** BUY TO LET LANDLORDS & INVESTORS ONLY ** CURRENT TENANT PAYING £450/MONTH ** One Bedroom Duplex ** Second floor apartment ** Fantastic Transport Links ** Open Plan Living Space ** Secure Parking ****

Well presented one bedroom second floor apartment located in a most impressive Grade II listed old school building. Ideally positioned for local shops within walking distance of Bradford's town centre and all the city has to offer! Perfect for commuting and within ten minutes of major motorway network.

Accommodation comprises of: Communal entrance hallway with lift access and secure entry system. The apartment entrance vestibule has oak flooring, entry phone system and spiral staircase to first floor. The open plan lounge has a beech fitted kitchen with complimentary work surfaces and ceramic wall splash tiling. Appliances include integrated halogen hob, brushed chrome electric fan oven and overhead extraction chimney, integrated fridge,

dishwasher, washing machine and solid wood flooring leading into living space with the fabulous multi pane windows.

The spiral staircase rises to the mezzanine level and to the spacious bedroom which also benefits from the large picture window, walk-in storage and newly carpeted floor. The three piece bathroom comprising of bath tub with over shower with splash screen, vanity wash basin and W.C. Finished with chrome ladder radiator, tiled walls and floor with travertine boarder.

Externally there is a private car park accessed through electric sliding gate offering allocated parking space with additional parking for visitors.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings	Services
Rating authority Borough Council Tax Band B	Tenure Leasehold