

4 Byron Studios Byron Street, Bradford, BD3 0AU Offers In The Region Of £60,000

IDEAL INVESTMENT PROPERTY - CASH BUYERS ONLY

This is a larger than average two bedroom / 2 bathroom mezzanine apartment. This development provides easy access to both Leeds and Bradford making it popular with renters. The accommodation comprises of an open plan lounge/kitchen with integrated Electrolux appliances, two bedrooms, the master benefiting from an en-suite and a house bathroom. The secure entry access and residential parking are hallmarks of this popular development.

This property is currently tenanted and achieves £625pcm rent .

Locate

The Property Experts

Locate Properties UK LTD

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



www.locatehomes.co.uk

Registered in England & Wales No. 5161728

BEDROOM ANGLE TWO

ENTRANCE/VESTIBULE



Mezzanine Staircase and S/W Flooring; Alarm unit.

OPEN PLAN LOUNGE/KITCHEN

20'7" x 9'4" (6.27 x 2.84)



Open plan lounge/kitchen with all intergrated appliances, wood flooring and wall heater.

KITCHEN ANGLE



Beech Shaker units with integrated appliances. Granite effect worktop, tiled splashback surround.

ANGLE TWO



Indesit Schott Ceran Hob, integrated AEG Oven.

MASTER BEDROOM

9'4" x 18'5" (2.84 x 5.61)



Master bedroom with modern decor and carpet and en-suite shower room.

ANGLE TWO

9'4" x 18'5" (2.84 x 5.61)



BEDROOM TWO

11'8" x 11'8" (3.56 x 3.56)



With modern decor and carpet, two wall heaters.

ENSUITE

11'8" x 11'8" (3.56 x 3.56)



With three-piece bathrom suite comprising of; wash hand basin, w.c and shower cubicle. Fully tiled walls and tiled vinyl flooring.

MAIN BATHROOM



Spacious main bathroom with four piece suite comprising of; bath, wash hand basin, w.c. and shower. Fully tiled walls and matching Amtico flooring and lighted wall cabinet.

ANGLE TWO



Chrome rim Shower Cubicle with Thermostic Mixer.

2ND EXTERNAL



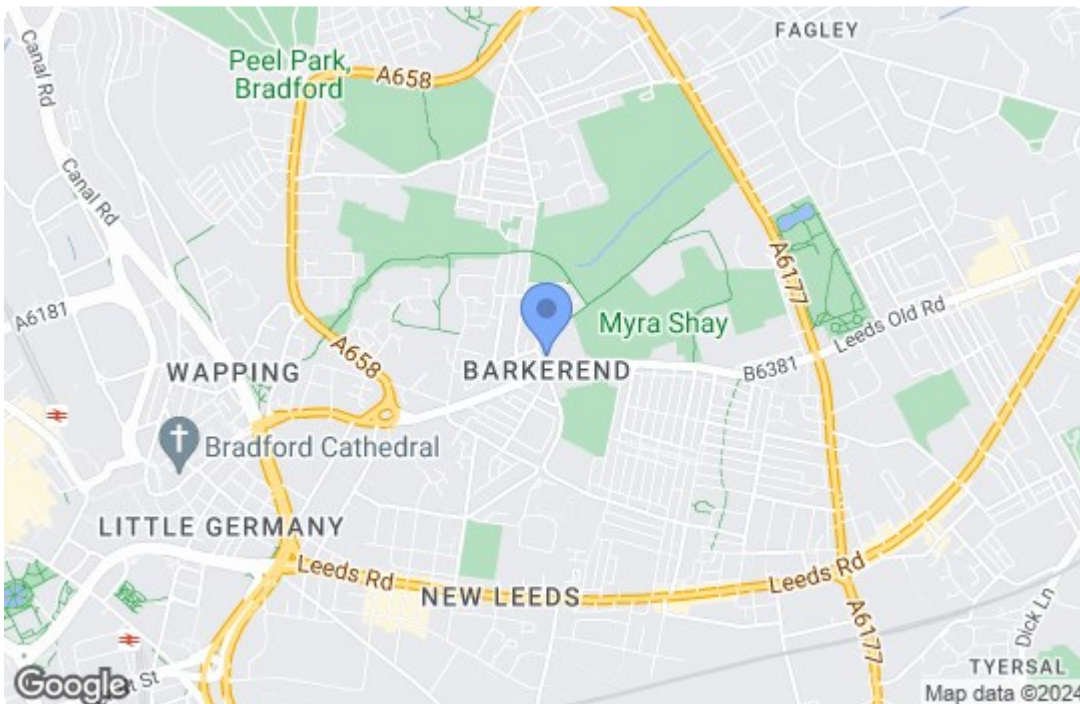
Outside view of the Byron Studios Building from an alternate angle.

SERVICE CHARGE INFORMATION

105 years remaining on the lease

Annual Service Charge - £3760

Ground Rent - £294.12 per year



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	75	
(68-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	