



## 7 Byron Studios Byron Street, Bradford, West Yorkshire BD3 0AU Offers In The Region Of £45,000

GREAT INVESTMENT OPPORTUNITY

One bedroom plus a second room that could be used as a study/occasional bedroom

Locate is delighted to be able to offer this beautiful apartment within easy commuter distance to both Bradford and Leeds and offering excellent living accommodation over 2 floors. The tidy interior is of the highest specifications and includes solid oak floors to living areas, hardwood double glazed windows and designer kitchen units inc integrated white goods. The apartment comprises of an entrance hall, downstairs cloakroom,

# 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](http://www.locatehomes.co.uk)

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## ENTRANCE/VESTIBULE



## FIRST FLOOR LANDING



## OPEN-PLAN LOUNGE/KITCHEN



Large open plan kitchen with ample worktop space to accommodate extra appliances. Integrated appliances include Fridge/Freezer, Washer/Dryer and Oven with extractor.

## ANGLE TWO



Laminated throughout with an open brick feature wall, the comfortable living area is well lit and can easily accommodate several furnishings.

## BEDROOM



This mezzanine glass balcony takes use from the large windows, allowing light to reach the back wall. Plenty of space for a large bed and a double wardrobe.

## BEDROOM TWO/STUDY



Perfect space for those professionals or students who require the extra workspace. Can also be transformed into a second bedroom.

## BATHROOM

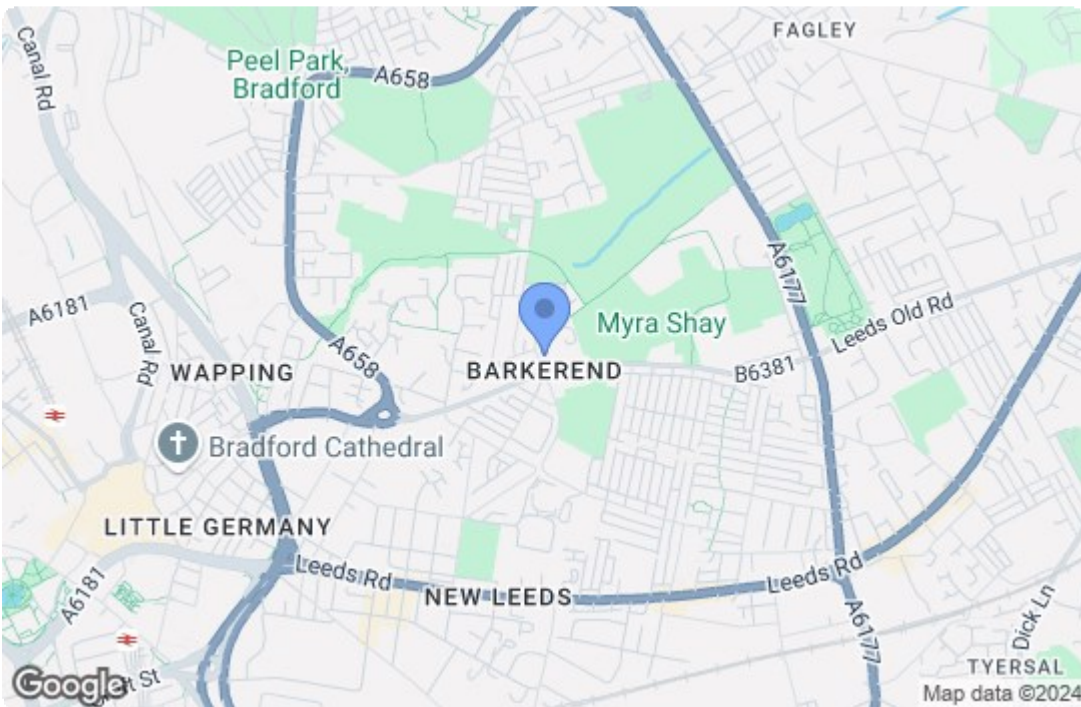


Modern three piece suite with a heated towel rail and a stand up shower with glass screen.

### **LEASEHOLD INFORMATION**

104 years remaining on the lease  
Annual Service Charge - £2706.58  
Annual Ground Rent - £289.40





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>		80	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>		76	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	