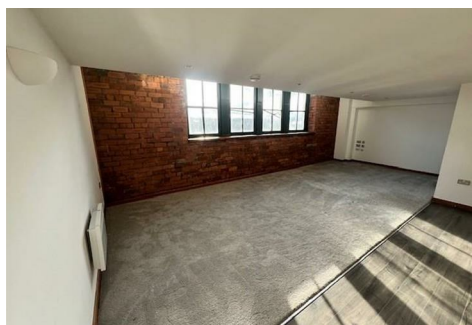
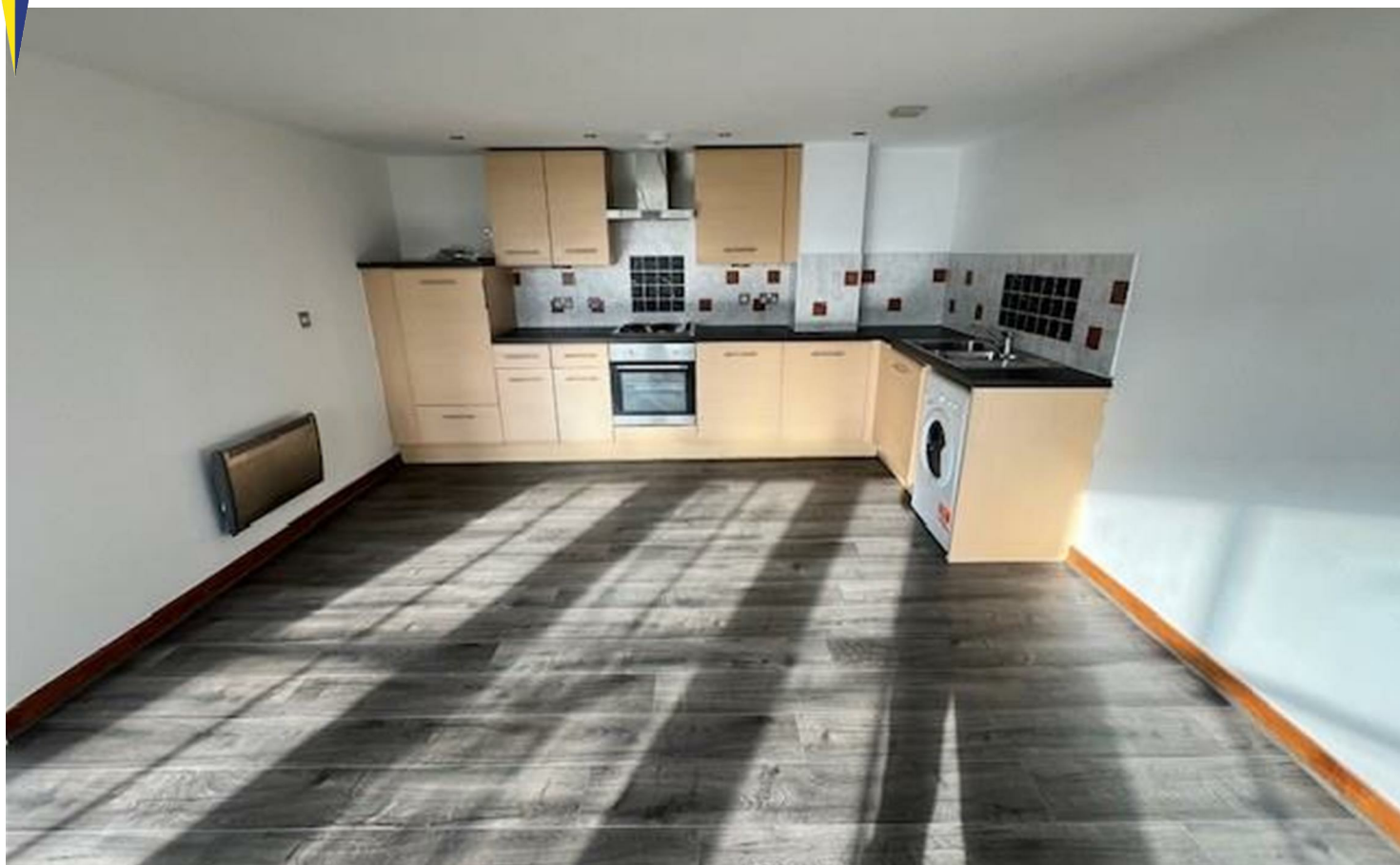




## Flat 42 Byron Halls Byron Street, Bradford, West Yorkshire BD3 0AR

**£900 PCM**

Locate is delighted to be able to offer for Let this recently refurbished beautiful top floor apartment within easy commuter distance of both Bradford and Leeds. This property is approx. 1400 sq ft and provides excellent living accommodation over 3 floors including a mezzanine level. The stunning interior is of the highest specifications and includes modern floors to living areas, hardwood double-glazed windows and designer kitchen units. The apartment comprises of an open plan living/dining area, separate kitchen, downstairs W/C, 3 bedrooms, master with en suite, family bathroom and additional study. Gated parking is included.

Available 20th June 2025

# Locate

The Property Experts

**Locate Properties UK LTD**

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

t. +44 (0) 01274 720 900



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Registered in England & Wales No. 5161728

Open Plan Lounge Kitchen



Kitchen



Downstairs W/C



Bedroom One



Angle Two

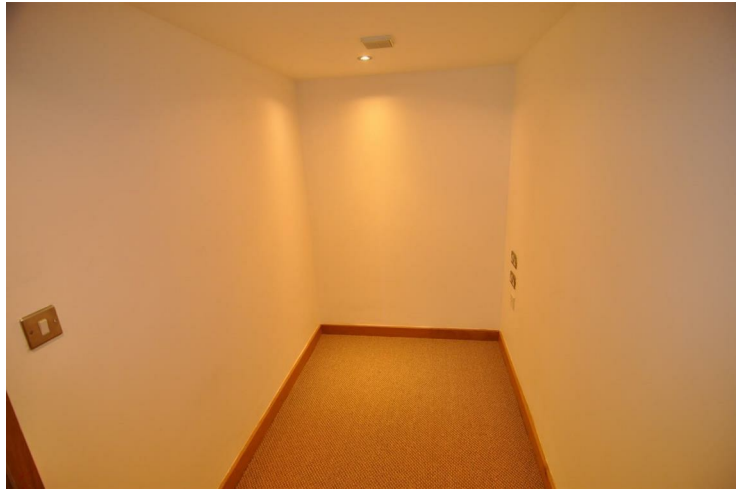


Bedroom Two





**Study**



**Ground Floor Entrance**



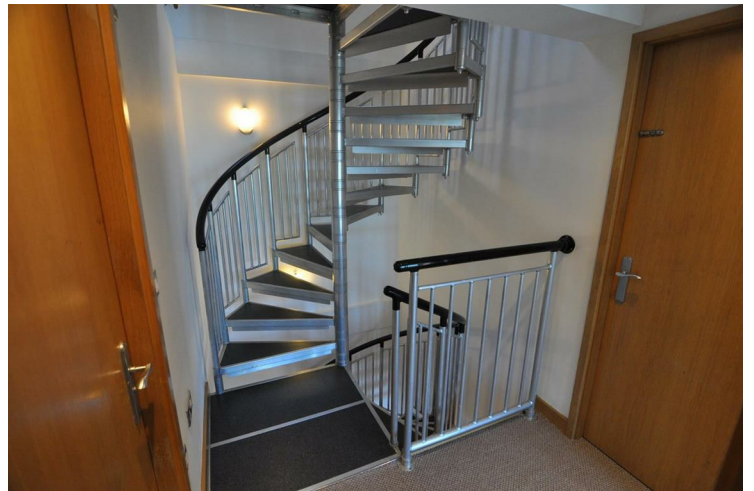
**Bedroom Three**

**Angle Three**

**En-Suite**



**First Floor Landing**



**Second Floor Landing**

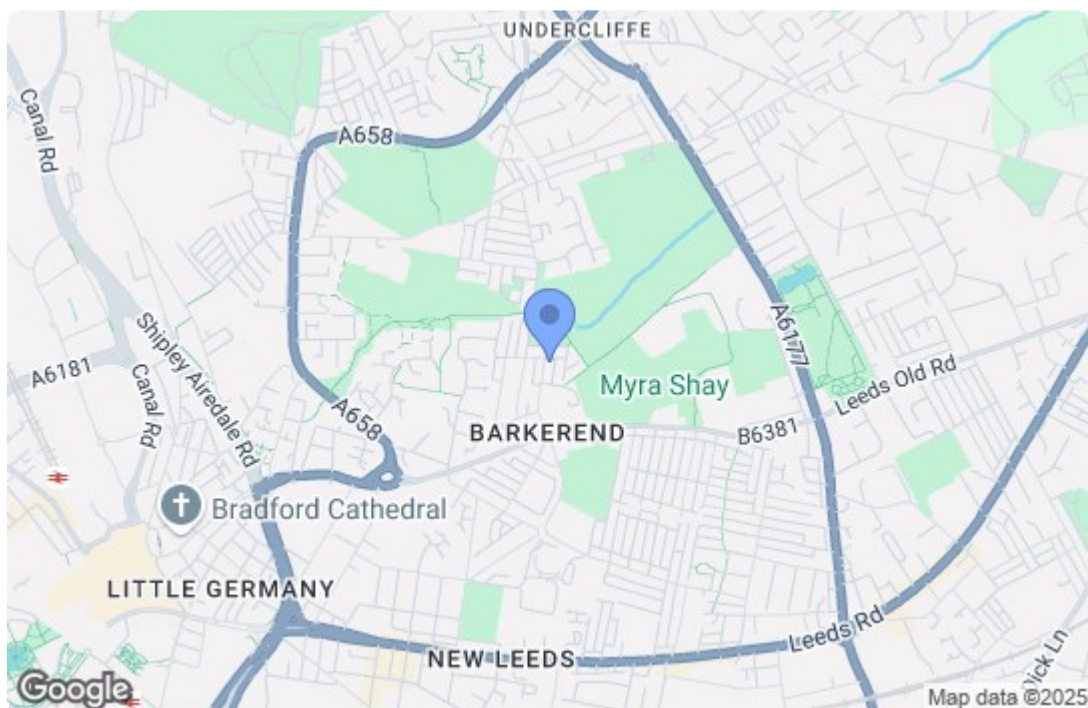


**Family Bathroom**



**External**





| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         | 77                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 59      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |