



**43 Byron Halls, Bradford, West Yorkshire BD3 0AR**  
**O.I.R.O £46,500**

IDEAL PROPERTY FOR INVESTORS

Locate is delighted to be able to offer for sale this beautiful apartment within easy commuter distance of both Bradford and Leeds, and offering excellent living accommodation over 2 floors. The stunning interior is of the highest specifications and includes solid oak floors to living areas, hardwood double-glazed windows and designer kitchen units. The apartment comprises of an entrance hall, open plan living/kitchen area, large master bedroom and bathroom. Secure Car parking is also provided.  
 EPC Rating C.

This property is currently tenanted and fetches an annual rental income of £6000.

**Locate**  
 The Property Experts

**Locate Properties UK LTD**

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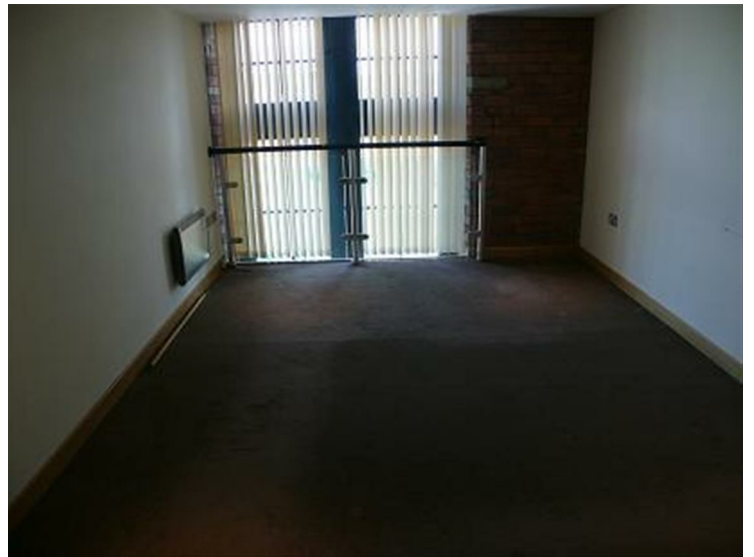
e. info@locatehomes.co.uk



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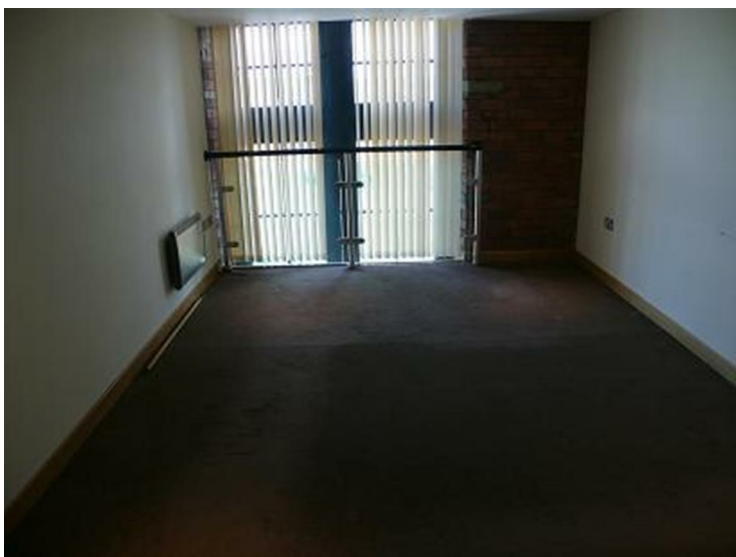
**ENTRANCE / VESTIBULE**  
**OPEN PLAN LIVING AREA**



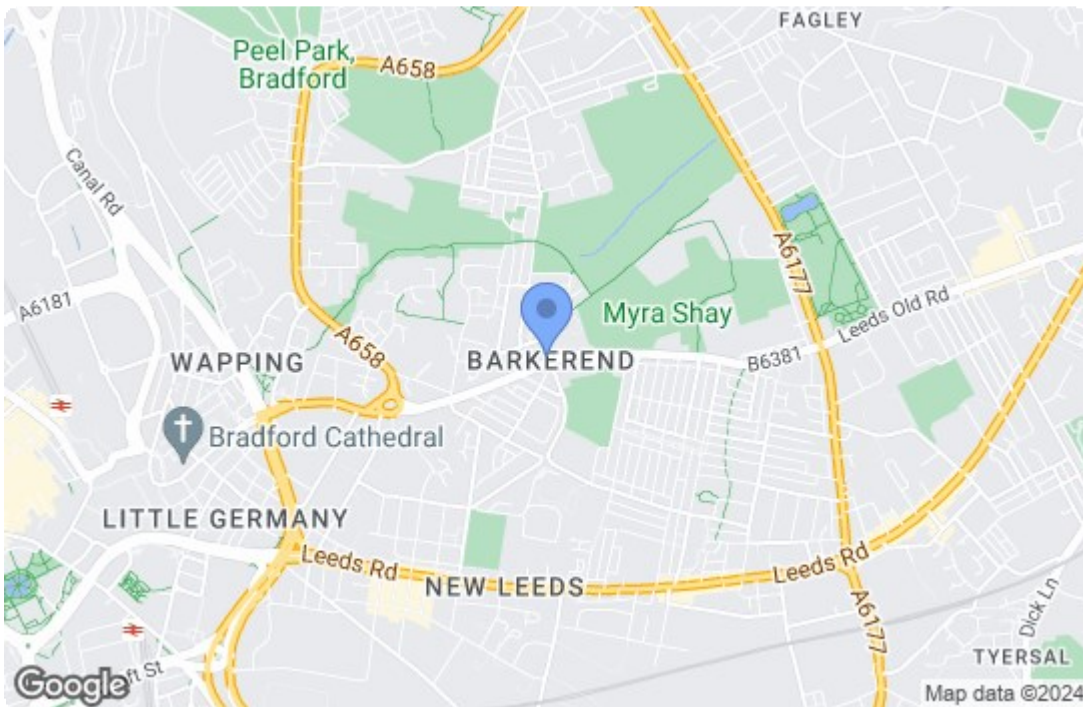
**ANGLE 2**



**BATHROOM**



**BEDROOM**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	84
(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>		
(81-91) <b>B</b>	78	79
(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