



**For Sale - Byron Halls, Byron Street, Bradford, BD3 0AR**

- **First Floor Apartment**
- **One Bedroom**
- **Currently Tenanted**
- **Can be sold Vacant**
- **Gated Secure Complex with an Onsite Caretaker**

**\*LEASEHOLD | COUNCIL TAX BAND: B | EPC: C**

**Offers in Excess of £46,500**

### **Directions**

From Thornton Road turn left at Whetley Lane, turn right at Kings Road, slight left at Valley Road, left at Canal Road, slight left at Shipley/Airedale Road and first left onto Barkerend Road. Turn left onto Byron Street and the building is on your right.

### **Description**

DINSDALES ESTATES PRESENTS THIS TENANTED APARTMENT CLOSE TO BRADFORD CITY CENTER. We feel the tenants look after this apartment and would make a great add to a portfolio.

### **Leasehold & Tenant Information**

\*Currently Tenanted Generating £450 on a Monthly Basis.  
\*Lease Information - 125 years Circa 2004.  
\*Service Charge £516.83 per Quarter & Ground Rent £291.11 Per Annum.

### **Information for Potential Buyers**

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### **Entrance Hall 6' 7" x 6' 2" (2.006m x 1.881m)**

With a spiral staircase to first floor, laminate style flooring, inset spotlights, intercom handset and alarm panel. Smoke detector, fire alarm, wall light and electric fuse board.

### **Open Plan Kitchen & Lounge 17' 10" x 9' 09" (5.44m x 2.74m)**

Wall and base units housing an integrated fridge freezer, washing machine, dish washer and hob and inset oven and extractor fan. With complimentary tiling and work surfaces, stainless steel sink and mixer tap, inset spotlights and two wall lights, two wall heaters, double glazed window, tv point/ internet and laminate style flooring.

### **Shower Room 9' 9" x 4' 2" (2.963m x 1.282m)**

With a low flush wc, inset hand basin in vanity unit, electric shower cubicle with shower, tiled walls, laminate style flooring, inset spotlights, boiler cupboard, stainless steel towel radiator, shaver point and extractor fan.

### **Bedroom 15' 00" x 9' 11" (4.57m x 3.02m)**

Inset spotlights, wall heater, tv point and two wall lights.

### **Outside**

Secure gated complex with communal parking and on site security gate house.

### **Local Authority**

Bradford Council Tax Band B £1579.38 Approx for 2024/2025.

On site refuse collection Thursdays.

### **Utilities & Services**

Electric, Water and Drainage. According to their websites Sky and BT media are available in this area. Virgin is not available. Most mobile networks have good coverage in this area.

### **Free Market Appraisal**

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

### **Mortgage & Insurance Advice**

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

### **Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through PropertyMark and are members of The Property Ombudsman.

[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)

**Dinsdales Estates**

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: [admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

Find us on **Facebook**: Dinsdales Estates

Find us on **Instagram**: [dinsdales\\_estates](https://www.instagram.com/dinsdales_estates)