



**18 Byron Studios Byron Street, Bradford, BD3 0AU
Offers In The Region Of £35,000**

INVESTORS ONLY

This fantastic corner apartment has three floors which offers adaptable living accommodation. The apartment has a main bedroom, along with a second room which could be used as a study/occasional bedroom. There is a good sized lounge and modern kitchen with integrated appliances. Benefiting from exposed brickwork and beams throughout provide classic loft living features.

This development is gated with parking and is close to a host of amenities. Bradford city centre is close by and the location also provides easy access to Leeds., making this development popular with renters.

Locate
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ENTRANCE/VESTIBULE

Solid wood flooring, electric convector heater with door opening to bedroom two. Alternate doors to the bathroom and storage room.

Metal spiral staircase leads upto lounge on the second floor....

LOUNGE



This section boasts character features including exposed brick work and wooden beams.

Electric convector radiator, windows and solid wood flooring throughout. TV I/O connection.

KITCHEN ANGLE



Fully fitted modern kitchen with integrated appliances including washer/dryer, hob, oven and extractor fan.

MASTER BEDROOM



From the lounge, wooden stairs lead to the master bedroom. Ample space for bed and wardrobe.

BATHROOM



Situated on the ground floor is the modern bathroom with three piece suite in white.

BEDROOM TWO/STUDY



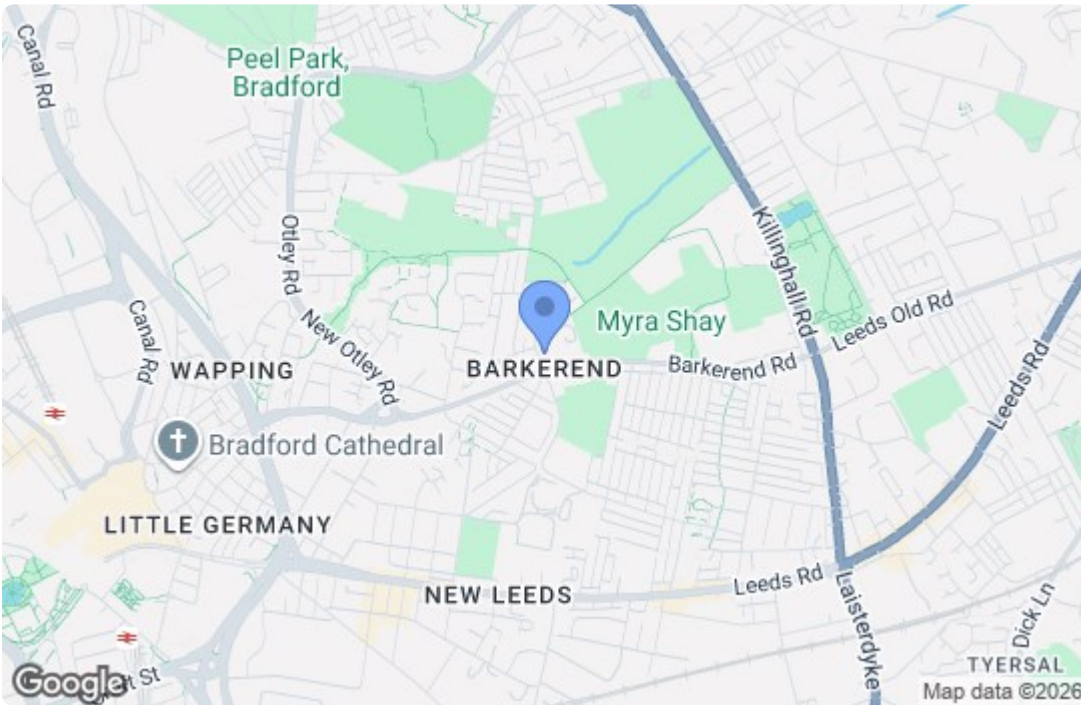
Ground floor bedroom with electric convector heater, provides ample space as guest room or separate study.

LEASEHOLD INFORMATION

Service Charges - £4124 per annum

Ground Rent - £295 per annum

101 years remaining on the lease



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	63	
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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