



## 12a Byron Studios Byron Street Bradford, BD3 0AU

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 7TH OF MAY 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A two bedroom loft style apartment located in Bradford. Comprising of an entrance hallway leading to a w.c, kitchen, and spacious open living area. Upstairs are two bedrooms, one with an ensuite and a separate bathroom. Close to a range of local amenities, transport links, and local parks.

EPC- E

Tenure- Leasehold

Council Tax- B

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 7TH OF MAY 2026
- POPULAR LOCATION, WITH PARKING
- EPC-E, TENURE- LEASEHOLD, COUNCIL TAX B
- VACANT TWO BEDROOM DUPLEX APARTMENT
- ON SITE GYM
- CALL TO BOOK A VIEWING

**Auction Guide Price - £42,000**

### Description

Entrance Hall With feature spiral staircase to the first floor.

Living Area 21'3" x 8'11" (6.48m x 2.72m). The kitchen area has a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer taps, integral oven with hob and extractor hood over, fridge freezer, dishwasher and washing/dryer and part tiled walls. The lounge area has a television point, electric heaters, laminate wood flooring and two double glazed windows to the front elevation.

First Floor

Landing With laminate wood flooring.

Bedroom One 11'11" x 8'11" (3.63m x 2.72m). Double glazed window to the front elevation, electric heater, built in cupboard, spot lighting and a laminate wood flooring.

Bedroom Two 8'11" x 5'9" (2.72m x 1.75m). Double glazed window to the rear elevation and laminate wood flooring.

Bathroom/W.C. White three piece suite comprising of a panelled bath with shower over and screen, vanity hand wash basin and low level w.c. Heated towel rail and tiled walls and flooring.

Exterior The property has communal gardens with secure CCTV covered parking with onsite caretaker.

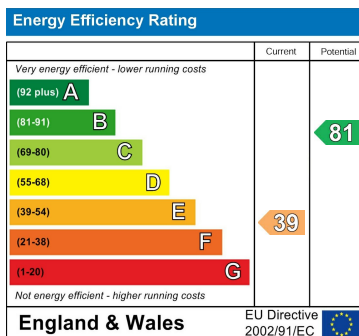
Additional Information There is a residents gym onsite.

### Solicitors

Eatons Solicitors  
Ref:- Yasser Shaffi

### Brochure Prepared

13/04/2026



**Guide Price:** An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

### MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.