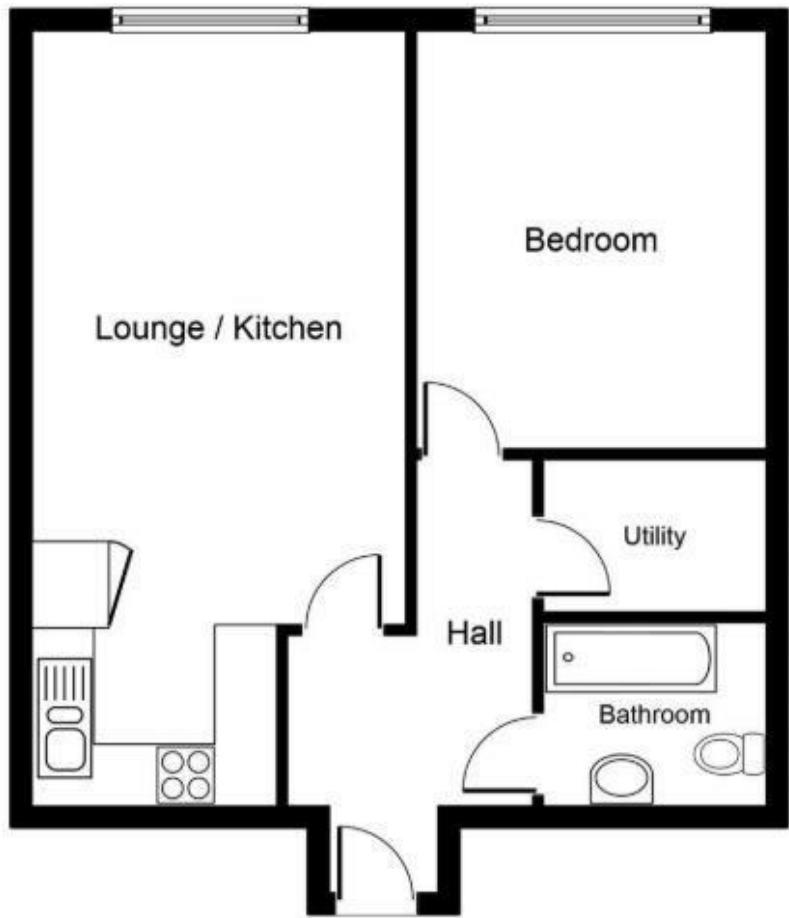




Flat 3, Byron Halls, BD3 0AR NOT TO SCALE For layout guidance only



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		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwstateagents.com

Directions

See Mapping.



Byron Street, Bradford, BD3 0AR
Offers Over £30,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Byron Street, Bradford, BD3 0AR

 1  1  1

**** One Bedroom ** Ground Floor Apartment ** Secure Entry ** Modern Bathroom ** Grade II Listed ** Close To Town Centre ** Close To Town Centre ** Allocated Parking **** Welcome to this charming one-bedroom ground floor apartment located in the historic Byron Halls on Byron Street, Bradford. This Grade II Listed building combines modern living with classic architecture, offering a unique and inviting atmosphere.

Upon entering the secure entry, you are greeted by a well-presented kitchen that boasts a stylish tiled splashback, an array of wall and base units, and an induction hob with an extractor above. The kitchen is equipped with integrated appliances and features laminate flooring, making it both practical and aesthetically pleasing.

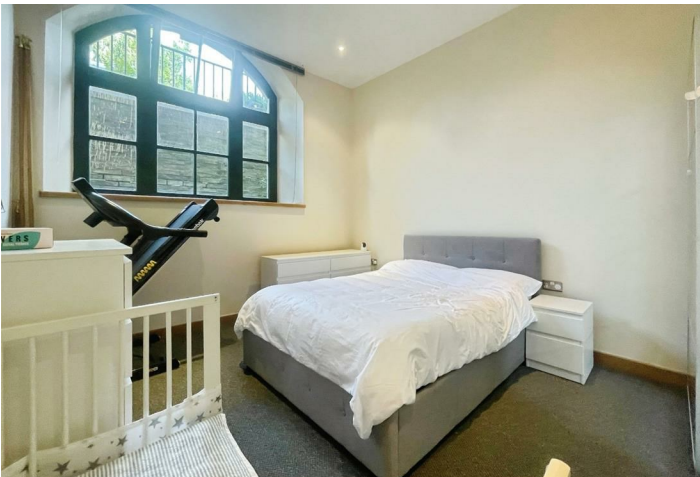
The spacious living room is a highlight of this apartment, featuring a large double-glazed window that floods the space with natural light. The laminate flooring and spotlights create a warm and welcoming environment, perfect for

relaxation or entertaining guests.

The bedroom is generously sized, comfortably accommodating a double bed along with ample wardrobe space. A very large double-glazed window to the rear enhances the room's brightness, while the carpet finish adds a touch of comfort.

The modern bathroom is fully tiled and includes a three-piece suite with a shower over the bath, providing both functionality and style.

Outside, residents can enjoy the benefits of a private courtyard, complete with an allocated parking space, ensuring convenience and security.



Fixtures & fittings
One Bedroom Ground Floor Apartment, Close To Local Amenities & Excellent Transport Links.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Wallace Home Finances Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Leasehold