whitegates









Sunbridge Road, Bradford, BD1

2 2 1 EPC D

Asking Price: £70,000

Leasehold



Sunbridge Road, Bradford, BD1 2AY

2 bedrooms
2 bathrooms
1 reception rooms

Asking Price: £70,000

- Two Bedrooms
- First Floor Luxury Apartment
- Balcony
- Investment Opportunity
- Council Tax Band: C
- EPC Rating: D

This two-bedroom apartment located in the heart of Bradford city centre, overlooking Sunbridge Road will be of interest to First-time buyers and investors alike.

****Possible rent of around £750PCM, giving a potential gross yield of 12%.****

The property forms part of this well presented development situated in the heart of Bradford City Centre close to Centenary Square and within easy reach of all amenities including the railway stations and Broadway Shopping Centre.

A first floor two bedroomed apartment in this luxury development. The property benefits from electric panel heating, and double glazing. Briefly comprising; Entrance Hall, open plan Living Room/Kitchen, Two bedrooms, one with En-suite shower room and Bathroom.

The Empress had the external cladding replaced in 2022.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.