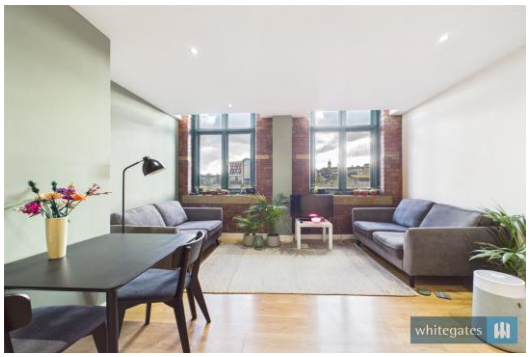
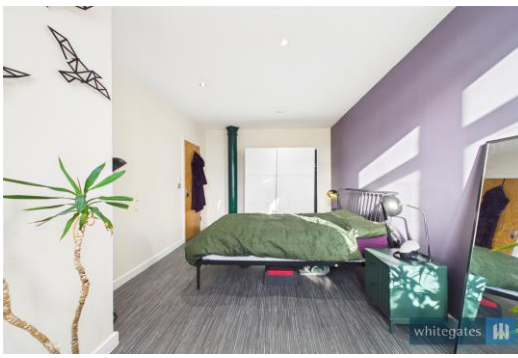
whitegates









Sunbridge Road, Bradford, BD1

1 1 1 EPC To be confirmed

Asking Price: £53,000

Leasehold



Sunbridge Road, Bradford, BD1 2NB

1 Bedroom
1 Bathroom
1 Reception Room

Asking Price: £53,000

- Ground Floor One Bedroom Apartment
- Impressive Character Mill Conversion
- Exposed Brickwork & Large Feature Windows
- Generously Sized Double Bedroom
- Estimated Rental Potential £675 PCM / £8,100 PA
- Ideal First Time Buy or Buy-to-Let Investment
- Council Tax Band: A

Situated within an attractive period conversion, this stylish apartment successfully combines contemporary living with the charm and character of the original building. Featuring exposed brickwork, impressive feature windows and spacious accommodation throughout, the property offers a distinctive and welcoming living environment.

The accommodation briefly comprises a generous open-plan living, dining and kitchen area, a well-proportioned double bedroom and a modern bathroom. The apartment is presented to a good standard throughout, offering an excellent opportunity for buyers seeking a property ready for immediate occupation or letting.

Conveniently positioned on Sunbridge Road, the development provides easy access to Bradford City Centre, including its wide range of shops, restaurants, leisure facilities and transport links.

INVESTMENT OPPORTUNITY

For investors, the apartment offers attractive buy-to-let potential, with an estimated rental income of £675 per calendar month (£8,100 per annum), providing the opportunity for a strong gross rental yield around 15% depending on the eventual purchase price.

With vacant possession available, investors have the flexibility to secure a tenant without delay, subject to the usual letting requirements, whilst owner-occupiers can enjoy the convenience of a centrally located home.

Entrance Hall

Wood effect laminated flooring with a wall heater, intercom system and cupboard housing the hot water cylinder.

Living/Kitchen

19' x 13'10" (5.8m x 4.22m)

An impressive and spacious open-plan living area, beautifully combining contemporary finishes with the character of the original building. Featuring exposed brickwork, large industrial-style windows allowing plenty of natural light, wood-effect flooring and recessed ceiling spotlights. The generous layout provides ample space for lounge and dining furniture, flowing seamlessly into a modern fitted kitchen with a range of wood-effect wall and base units, complementary work surfaces, tiled splashbacks and integrated cooking appliances. A fantastic space for modern everyday living and entertaining.

Bedroom

19'10" x 9'6" (6.05m x 2.9m)

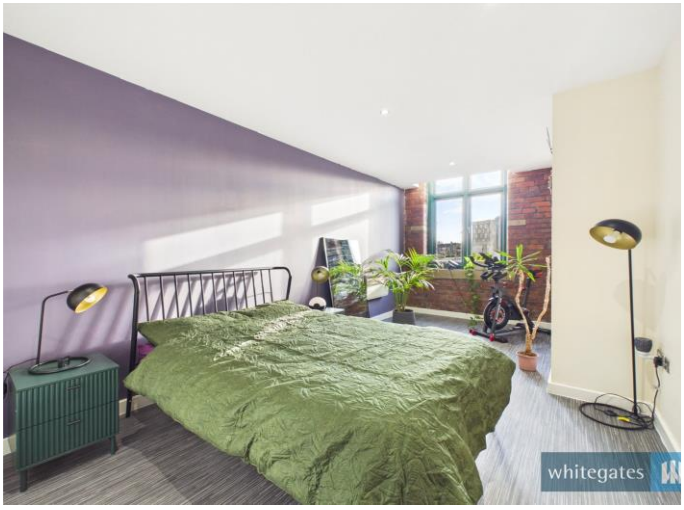
A generously proportioned double bedroom, beautifully presented with a striking feature wall, exposed brickwork and a large industrial-style window allowing plenty of natural light. Offering ample space for bedroom furniture and storage, with contemporary flooring and recessed ceiling spotlights, creating a bright and comfortable space with plenty of character.

Bathroom

A spacious and well-presented bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and curved glass shower screen, pedestal wash hand basin and low-level WC. Complemented by tiled walls, decorative flooring, wall-mounted mirror and recessed ceiling lighting, creating a bright and practical space.









LEAEHOLD INFORMATION

Tenure: Leasehold

Original Lease Term: 125 years

Lease Commencement: 1 January 2004

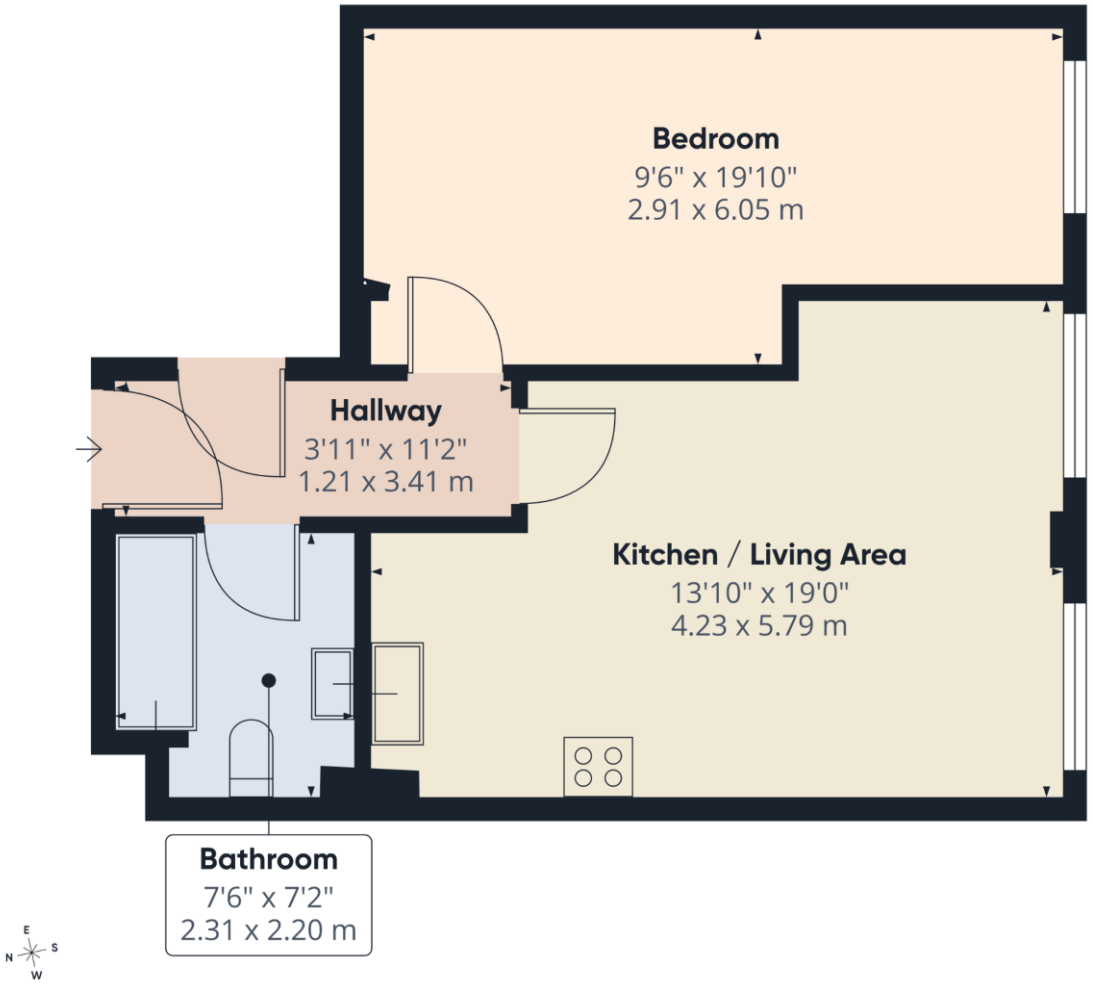
Lease Expiry: 31 December 2128

Approximate Remaining Lease: 102 years

Managing agent: Kingston Property Services

Ground Rent:

Service Charge:



Approximate total area(1)

503 ft²

46.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

The Property Ombudsman