



## 1 bed apartment to buy in BD9

Lilycroft Road, Bradford, Bradford, West Yorkshire, BD9 5BD

**£45,000** Starting Bid

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Beautiful Original Features
- ✓ \*\*Virtual Tour Available\*\*
- ✓ Great Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Currently rented at £550pcm

Stunning apartment in an iconic urban development. Perfect for investors seeking high returns. Don't miss this opportunity!

We are thrilled to offer for sale this beautiful apartment in an iconic development by award winning developers, Urban Splash. This is a superb opportunity for an investor looking to add to their portfolio, with a high return to be generated immediately from completion with tenant in situ until 2027. Ideally positioned within walking distance of Bradford city centre, Bradford Royal Infirmary and within easy reach of the M62 motorway network.

Silk Warehouse is a popular and well-placed development which has been impeccably restored whilst retaining many of its original features including exposed brickwork and vaulted ceilings. The apartment offered for sale consists of a spacious open plan living area with several large windows providing plenty of natural light, a high-specification kitchen, a spacious double bedroom and bathroom with a three-piece suite and shower over bath.

There hasn't ever been a better time to invest in Bradford thanks to major regeneration projects underway following £52.6 million worth of funding from the Government. This regeneration includes £9 million for the One City Park office development, millions towards a new enterprise zone at Parry Lane and £3 million for the first phase of the "City Village" development. The plans will create almost 2,300 new jobs and in addition to this, according to Bradford City Council, the city's population will reach 565,000 people by 2030, which means there will be an increasing demand for rental properties such as this one.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 132

Annual Ground Rent Amount: £202.00

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Off Street

Year built: 1873

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

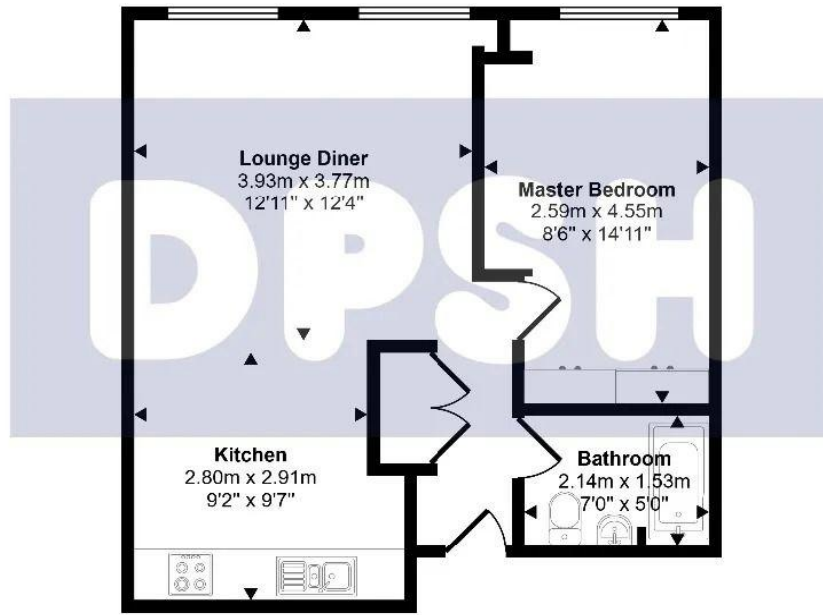
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
44 sq m / 472 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lilycroft Road, Bradford, Bradford, West Yorkshire, BD9 5BD

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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