



### 3 bed apartment to buy in BD1

Cape Street, Bradford, West Yorkshire,  
BD1 4QG

**£85,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Generous Bedrooms (one with a private ensuite)
- ✓ Spacious Open-Plan Living Area with a Sleek Modern Kitchen Featuring Integrated Appliances
- ✓ Stylish Family Bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Luxury Living in a Historic Landmark! Bradford's Finest Development.

Experience the perfect blend of heritage and modernity in this exquisite Three-bedroom apartment, set within a beautifully restored Grade II Listed Victorian wool mill. Conditioning House offers a unique living space where historic charm meets contemporary luxury, situated in the heart of Bradford City Centre.

Prime Location:

Ideally positioned opposite Foster Square Retail Park, this home offers unbeatable convenience with Foster Square Train Station just a short walk away,

Broadway Shopping Centre moments from your doorstep along with vibrant dining & entertainment options nearby.

The property is currently tenanted for £850pcm.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 245

Annual Ground Rent Amount: £285.00

Annual Service Charge Amount: £1,223.00

Price: Starting Bid £85,000

Property Type: Apartment

Parking: On Street

Year built: 1902

Construction materials: Brick and block, Stone built

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: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(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 

Cape Street, Bradford, West Yorkshire, BD1 4QG

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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