



 **TRUST**  
SALES & LETTINGS

## 1 bed apartment to buy in BD1

40 Piccadilly, Bradford, West Yorkshire,  
BD1 3NN

**£25,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ \*\*\*SOLD VIA SECURE SALE ONLINE BIDDING\*\*\*
- ✓ \*IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE\*
- ✓ SUPERB INVESTMENT
- ✓ \*\*START BID £30,000\*\*
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £27,000\*\*\*

This beautifully presented one-bedroom apartment is situated within a striking period building that showcases classic architectural details, including an ornate facade and large windows. The property offers a spacious open plan kitchen and living area, featuring neutral kitchen units with integrated appliances, contemporary laminate and wood flooring, and a unique structural column that adds character. Natural light floods the space through skylights and expansive windows, complementing the neutral decor and creating a bright, airy environment. The generous reception area provides a comfortable setting for relaxation or entertaining, while the bedroom benefits from a skylight and neutral tones, offering a versatile retreat.

Additional benefits include a stylish bathroom equipped with modern fixtures, a sleek round mirror, heated towel rail, and fully tiled walls for easy maintenance. Electric heating ensures year-round comfort, while the apartment's minimalist design allows for effortless personalisation. Residents will appreciate the city centre location which is a premium feature for period building. The blend of historic charm and contemporary finishes makes this apartment a truly unique offering, ideal for those seeking modern living within a characterful setting. This apartment presents an excellent opportunity for first-time buyers or professionals looking for a distinctive and comfortable home.

The ground rent is £168.50 per annum and the service charge is £211.95 pcm.

Living / Kitchen

5.2m x 4.6m

Bedroom

3.49m x 3.24m

\*Please note there is an ongoing dispute with the management company in relation to this property

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £169.00

Annual Service Charge Amount: £212.00

Price: Starting Bid £25,000

Property Type: Apartment

Parking: None

Construction materials: 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: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Heating: Electric

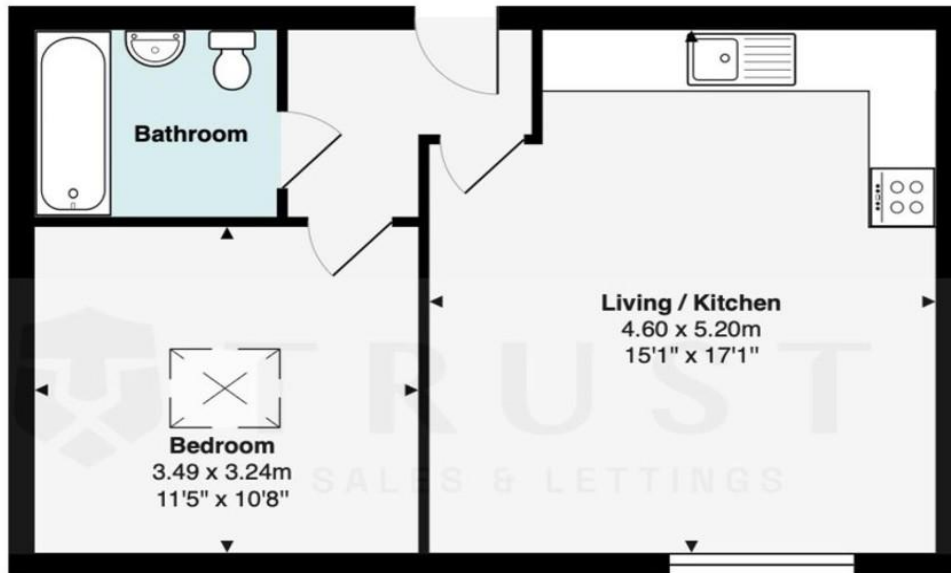
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



### Equity Chambers, 40, Piccadilly, BD1 3NN

Total Area: 42.6 m<sup>2</sup> ... 458 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            | 74      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

40 Piccadilly, Bradford, West Yorkshire, BD1 3NN

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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