



## 1 bed apartment to buy in BD9

Lilycroft Road, Bradford, West Yorkshire,  
BD9 5BD

**£27,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Currently tenanted at £585 per calendar month
- ✓ Kitchen-Diner
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Mobile signal: Good

## Description

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

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in the Silk Warehouse on Patent Street, Manningham, Bradford, this furnished one-bedroom flat offers a comfortable and modern living space. The property comprises one bedroom, one bathroom, and one reception area, making it an ideal choice for individuals or couples seeking a compact yet functional home. The kitchen-diner is equipped with essential appliances including a fridge freezer, washing machine, and oven/hob, providing convenience for everyday living. The en-suite bathroom adds a touch of privacy and comfort to the bedroom space.

The flat benefits from full double glazing, ensuring energy efficiency and noise reduction. An elevator in the building provides easy access to the apartment, enhancing accessibility for residents. The reception area offers a versatile space for relaxation or entertainment.

Located in Manningham, Bradford, the property is well-positioned to access local amenities and services. The area is known for its diverse community and offers a range of shops, restaurants, and cultural attractions. Public transport links are readily available, providing easy connectivity to the wider Bradford area and beyond. The property's location in West Yorkshire further enhances its appeal, offering a balance of urban convenience and access to the scenic landscapes of the Yorkshire countryside.

Energy Performance Certificate (EPC) details are available upon request, providing information on the property's energy efficiency.

\*Property currently tenanted at £585 per calendar month

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 127

Annual Service Charge Amount: £2,200.00

Price: Starting Bid £27,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block, Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric

Electric: National Grid

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>			66
(39-54) <b>E</b>	53		
(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, West Yorkshire, BD9 5BD

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

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
[www.partneragents.co.uk](http://www.partneragents.co.uk)

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