



## Byron Halls Byron Street Bradford, BD3 0AR

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 9TH OF APRIL 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A grade II listed, top floor apartment offering 3 bedroomed accommodation. The property is part of a former school within walking distance of Bradford city centre and briefly comprises:- Entrance Hall with w.c. off; Lounge with kitchen area off; 3 bedrooms, main being spacious mezzanine style and top floor bedroom with en-suite shower room; family bathroom. Further benefits include double glazing and electric wall heaters

EPC- D

Tenure- Leasehold

Council Tax- C

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 9TH OF APRIL 2026
- OVER 1300 SQUARE FOOT OF LIVING SPACE
- EPC-D, TENURE- LEASEHOLD, COUNCIL TAX C
- A MASSIVE THREE BEDROOM TRIPLEX APARTMENT
- WELL PRESENTED AND FULL OF CHARACTER FEATURES
- CALL TO BOOK A VIEWING

**Auction Guide Price - £79,000**

### Description

Entrance Hall: - Feature spiral staircase.

Useful Store Room: - 2.29m x 1.22m (7'6" x 4'0") -

Cloaks/W.C.: - with wash hand basin.

Lounge: - 7.32m max x 4.09m (24' max x 13'5") - Open plan lounge area with exposed brick work to one wall. Breakfast bar. Open to:-

Kitchen Area: - 3.20m x 2.01m (10'6" x 6'7") - Modern range of base and wall units with contrasting work-tops and attractive splash-back tiling. Appliances include integrated oven/hob with extractor hood, dishwasher, fridge and in-built washer. "Cornish slate" effect flooring.

Bedroom 1: - 7.32m max x 3.96m max x 3.71m min (24' max x 13' m - Mezzanine style bedroom with balcony area and exposed brick work to one wall.

Bedroom 2: - 3.78m x 2.90m + alcove (12'5" x 9'6" + alcove) - with boiler cupboard off.

Bathroom/W.C.: - White suite, hand basin, bath with shower attachment, tiled walls.

Top Floor Bedroom 3: - Divided into 2 parts by an "up and down" staircase - 15'7" x 9'9" max and 24'3" x 12'8" max - with exposed roof timbers.

Note - measurements taken into eaves with limited/sloping headroom.

En-Suite Shower Room: - With shower cubicle, w.c. and hand basin.

Parking: - Designated parking space.

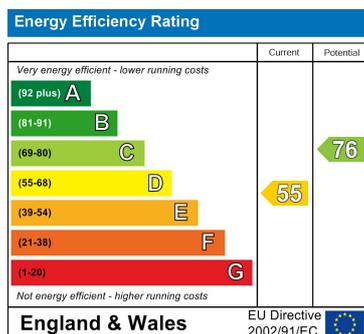
### Solicitors

Waterstones Solicitors

Ref:- Akash Hussain

### Brochure Prepared

20-03-2026



**Guide Price:** An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

### MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.