

**FOR SALE BY PUBLIC
AUCTION 28 MAR 2023**

SOLD STC.

Penthouse Apartment [776sq.ft]

**Stonegate House, Stone Street, Bradford
BD1 4QF**

 **Price Taylor LLP**

 **The Property
Ombudsman**

 **RICS**
Regulated by RICS

pricetaylor.com

01

KEY FEATURES :

Vacant fifth floor (top floor) residential with potential in City centre location, with feature wrap around terrace.

Featuring full height glazing in the living room offering uninterrupted views.

02

LOCATION & DESCRIPTION :

Located close to all the amenities of Bradford in West Yorkshire. Within a short walking distance of Bradford Forster Square Railway Station.

A penthouse apartment with wrap around terrace. For improvement. Of interest to investors and developers.

03

ACCOMMODATION :

Fifth (top) Floor:

Bedroom one (with two double glazed windows) En suite shower room.	5.98m x 3.37m (19'7" x 11'1")
Bedroom two (with two double glazed windows)	4.69m x 2.49m (15'5" x 8'2")
Reception room with open plan kitchen (with full height double glazing, "L" shaped granite kitchen worktop and a range of fitted units.	7.82m x 4.80m (25'8" x 15'9")
Bathroom	
Secure allocated car parking space.	

04

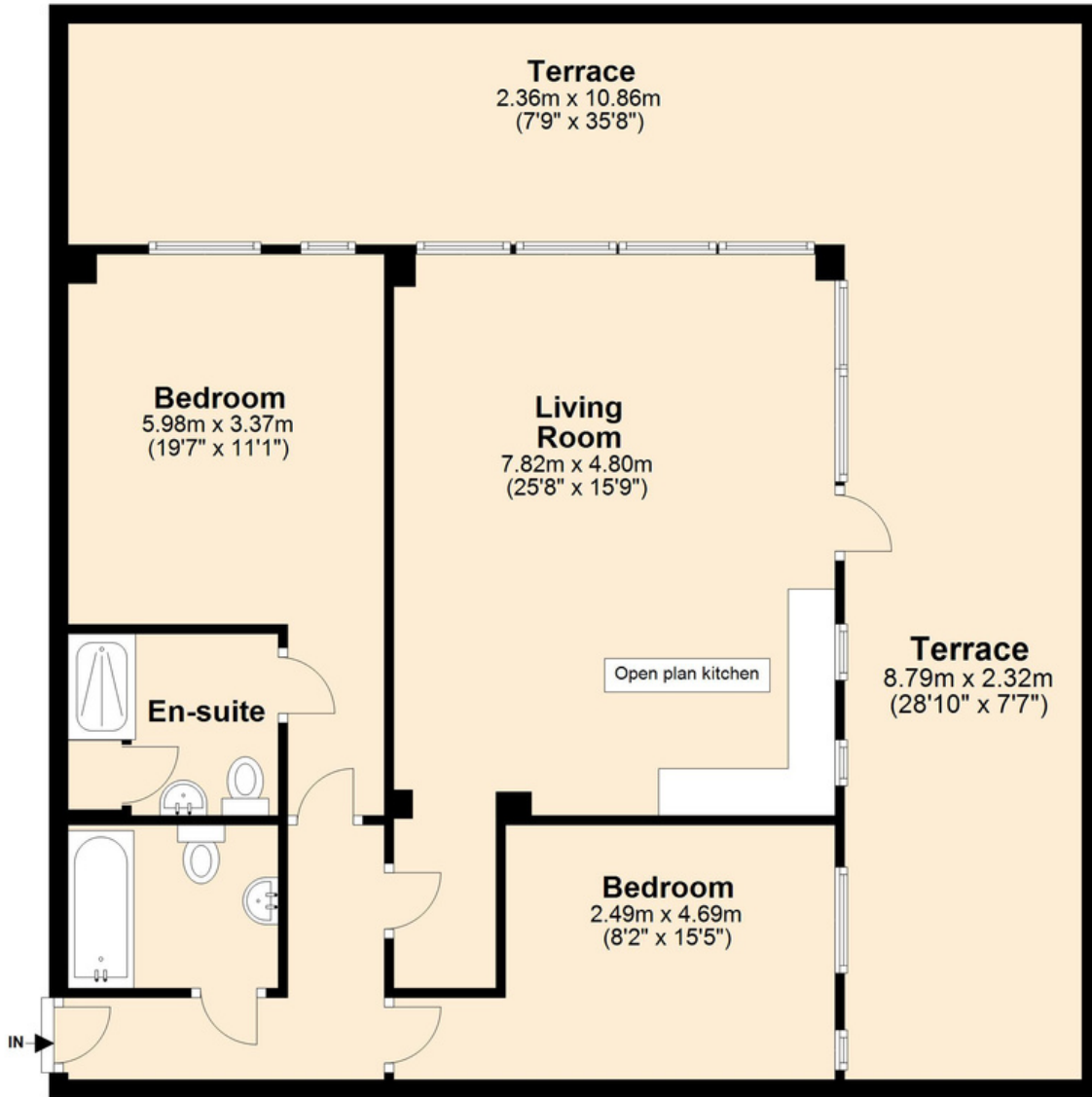
COUNCIL TAX :

Band C. Council tax payable for 2023-2024: £1,719.49.



05

FLOOR PLAN:



Total area: approx. 72.1 sq. metres (776.2 sq. feet)

Not to scale. For identification purposes only.

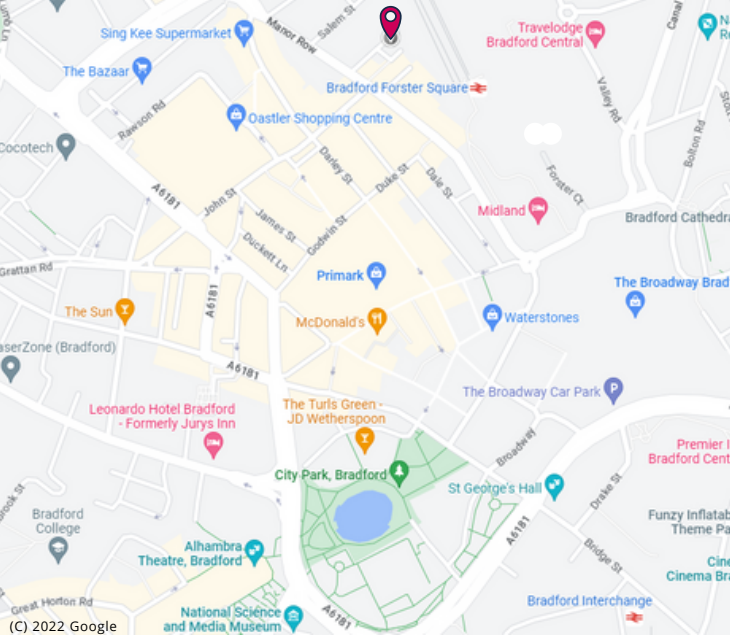
06

LEASE INFORMATION:

125 Years from 01/01/2005 (Approximately 107 years remaining).

Service charge: tbc.

Ground rent: tbc.



ENERGY PERFORMANCE ASSET RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

ARRANGE A VIEWING

By appointment with
Price Taylor LLP Commercial &
 Chartered Surveyors.



📧 **0207 704 8512**

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Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax - All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added.