



## 2 bed apartment to buy in BD1

Cape Street, Bradford, West Yorkshire,  
BD1 4QZ

**£55,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Tenanted investment
- ✓ Currently let at £800pcm
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale by Secure Sale Online Bidding. Starting bid £60,000 Terms and Conditions apply.

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.

The Pinnacle of Urban Living: A Deep Dive into Apartment 223, Conditioning House

Conditioning House is not just another apartment block; it is a Bradford icon. Originally built in 1902 to "condition" and certify the quality of wool for the global market, this Grade II listed landmark has been meticulously transformed by Cape Homes into the city's most prestigious residential address.

Apartment 223 represents the sweet spot of this development—offering a sophisticated layout that maximizes the building's dramatic industrial scale.

Inside Apartment 223: Architectural Sophiteness

### 1. The Open-Plan Great Room

The heart of the home is the expansive living and dining area. Expect soaring ceiling heights that create an incredible sense of volume, a luxury rarely found in modern builds. The aesthetics are "New York Loft" meets "Yorkshire Heritage," featuring:

Original Red-Brick Feature Walls: Carefully restored to retain their century-old character.

Industrial-Style Fenestration: Large-format windows that act as light wells, bathing the interior in natural light.

### 2. The Culinary Space

The kitchen is a masterclass in minimalism. It features handleless cabinetry in a matte finish, topped with high-grade work surfaces. Fully integrated appliances include:

Electric fan oven and induction hob.

Integrated fridge-freezer and dishwasher.

Under-cabinet LED task lighting.

### 3. Sanctuary Bedrooms & Designer Bathrooms

The bedrooms are designed as soft retreats from the industrial textures of the living space.

The Master: Features plush carpeting and ample space for bespoke wardrobes.

Bathrooms: Outfitted with designer sanitaryware, rainfall showerheads, and heated towel rails set against porcelain tiling.

### The Development: A Five-Star Lifestyle

Owning 223 Conditioning House gives you exclusive access to a suite of amenities designed for the modern professional:

The Glass Atrium: A stunning, four-story internal courtyard that serves as a communal social space.

Security & Tech: Secure fob entry, video intercom systems, and ultra-fast fiber-optic broadband readiness.

On-Site Concierge: Providing a level of service and security that sets this development apart from anything else in the BD1 area.

### Location & Investment Profile

Located in the Canal Road Corridor, you are perfectly positioned between the city center and the greener outskirts.

Connectivity: A 5-minute walk to Forster Square Station, offering direct links to Leeds (approx. 25 mins) and London King's Cross.

Shopping & Culture: Moments away from The Broadway shopping center and the historic Little Germany district.

Capital Growth: As Bradford prepares for its continued evolution following its tenure as the UK City of Culture, Conditioning House remains the gold standard for city-center rentals, commanding some of the highest yields in the region.

Property is currently let at £800pcm, photos were taken prior to tenancy

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 244

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,365.00

Price: Starting Bid £55,000

Property Type: Apartment

Parking: None

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: Yes

Adaptations: Lift access

Restrictions: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 70                                                                                                            | 70        |
| (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 |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |

Cape Street, Bradford, West Yorkshire, BD1 4QZ

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

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