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# FOR SALE

ACCOMMODATION INVESTMENT OPPORTUNITY



## 59 EN-SUITE PLUS APARTMENTS

BRADFORD – INTERNATIONAL HOUSE, LAISTERIDGE LANE,  
BRADFORD, BD5 0NH

PRICE – OFFERS OVER £2,300,000

**BRADFORD – INTERNATIONAL HOUSE, LAISTERIDGE LANE, BRADFORD, BD5 0NH****LOCATION**

Bradford is centrally positioned within West Yorkshire and had a 2018 census population of 537,173, with a diverse culture mix. Its historic growth centres around the textile and wool industry and the Industrial Revolution.

The town of Halifax is circa 8 miles southwest, Huddersfield 15 miles south, Skipton 18 miles northwest, Ilkley 12 miles north and Wakefield 19 miles south east. Further afield York is 35 miles east and Manchester 39 miles southwest.

The city has good access to Leeds Bradford Airport being 8.5 miles north east which provides international flights and has assisted the cities growth. There is a direct train link to London Kings Cross via Leeds.

The subject property is situated c. 1 mile southwest of Bradford city centre and forms part of the Laisteridge Lane Student Village. The surrounding area is generally mixed use with terraced housing to the north of Dirkhill Road and Phoenix Football Club immediately to the west. Similar student halls lie immediately to the east.

The property is well placed for the city's higher education facilities as the University of Bradford campus is located approximately 0.5 miles to the north and Bradford College's Trinity Green Campus is a short distance to the east. In terms of local amenities, there are several convenience stores and supermarkets within a 0.5 – 1 mile radius including Asda, McColl's and Lidl. Laisteridge Lane Student Village also includes a café and medical facility.

**DESCRIPTION**

The property comprises a detached three storey residential building with 9 cluster flats and a total of 59 en-suite bedrooms.

Each cluster flat has 7-8 bedrooms with en-suite shower rooms and a shared kitchen. The shower rooms are fully tiled wet rooms and the bedrooms are fitted with a bed, a desk, perimeter trunking and a wall mounted hot water radiator. The shared kitchens are all of a similar specification and include fitted units with a standalone oven/gas hob. The second floor also includes a large communal space.

Entry to the building is via a glazed access door to the ground floor leading to hallway and a concrete staircase serving all floors.

Externally the property incorporates a tarmac surface car park with unallocated, marked car parking bays.

**CONSTRUCTION & MATERIALS**

A three-storey residential building providing 9 cluster flats of 7 and 8 bedrooms, incorporating a total of 59 rooms. Each cluster has a shared kitchen with each room having an en-suite shower room.

Elevations • Brick elevations.

Roof / Windows • A pitched tile covered roof.

• Aluminium framed double-glazed windows.

External • Landscaped/lawn areas.

• Tarmac surface car park with marked bays.

Internal • Carpet/vinyl flooring.

• Plastered and painted walls.

• Tiled bathrooms

Issues • None.

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**ACCOMMODATION / FLOOR AREAS**

We have relied upon measurements supplied by the borrower and taken from a measured floor plan, to which we have had sight of. We have assumed the floor areas to be taken on a Gross Internal Area basis and in accordance with the RICS Property Measurement.

The measurements we have been provided with indicate a range of room sizes from 133 to 172 sq ft and an aggregate floor area of 8,275 sq ft (768.76 sq m). A copy of the accommodation schedule as attached as an appendix.

**PLANNING**

The property is under the jurisdiction of Bradford City Council. Our enquiries indicate the property is not listed and is not located within a conservation area. Our enquiries of the local planning authority's website have indicated the following applications:

**Reference**

92/04206/FUL

**Date**

19 Aug 1992

**Status**

Approved

**Description**

Construction of four student residence blocks of three storey four storey and six-seven storey height with vehicular access car parking hard and soft landscaping

**TENANCIES**

The subject property is currently let to 58 tenants by way of standard AST agreements producing an aggregate rental income of £240,660 per annum.

Room C1 is vacant and undergoing a refurbishment.

**HMO LICENCING**

Each flat within the property has 7-8 bedrooms which is above the minimum number to qualify as a HMO (5 people). We have been unable to obtain a copy of the HMO licencing for the property, however, for the purpose of our valuation, we have assumed each flat benefits from the appropriate licencing.

**TENURE**

Freehold

**VIEWING****Strictly by appointment only**



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