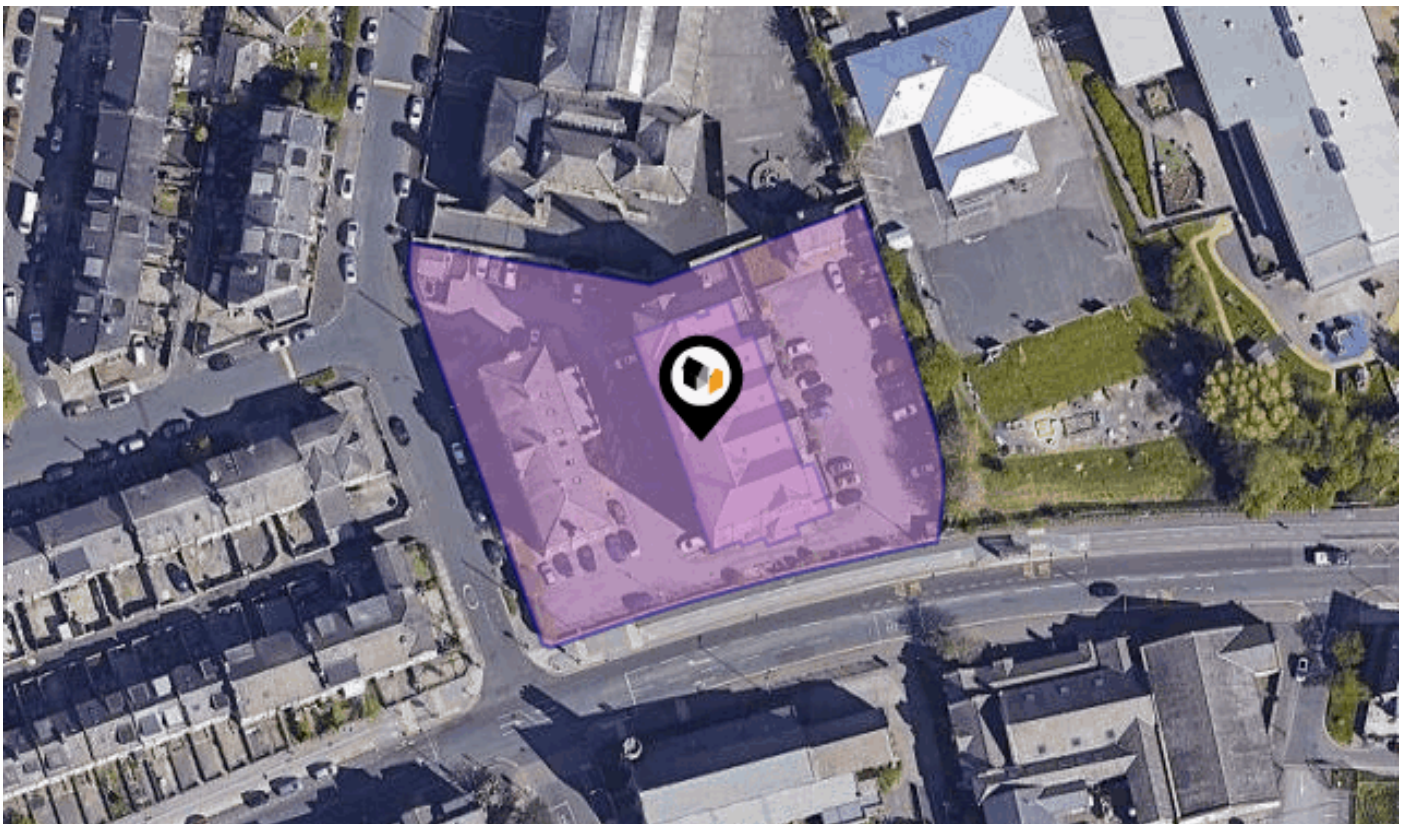




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 29<sup>th</sup> November 2024



**FLAT 12, BYRON HALLS, BYRON STREET, BRADFORD, BD3  
0AR**

## Landwood Group

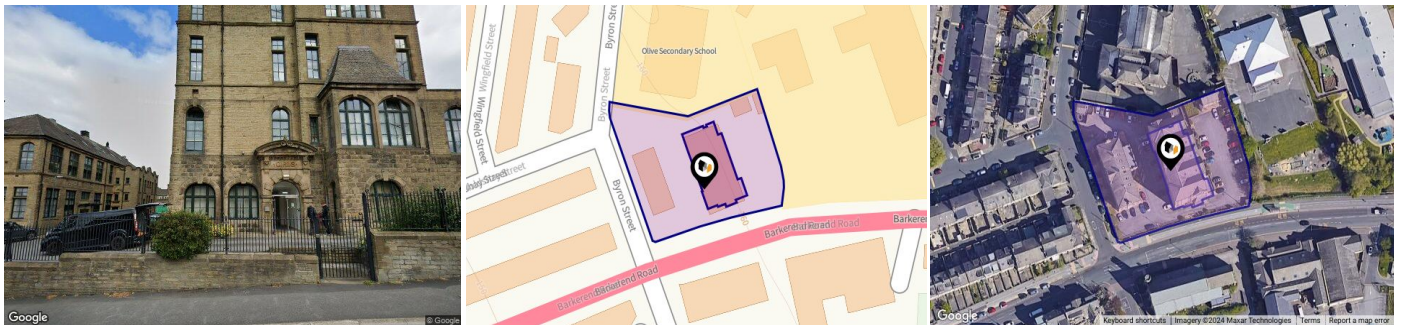
77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	20/05/2004
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£64,500
<b>Floor Area:</b>	409 ft <sup>2</sup> / 38 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£166
<b>Plot Area:</b>	1.17 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	Before 1900	<b>Start Date:</b>	19/05/2004
<b>Council Tax :</b>	Band B	<b>End Date:</b>	01/01/2129
<b>Annual Estimate:</b>	£1,599	<b>Lease Term:</b>	125 years from 1 January 2004
<b>Title Number:</b>	WYK767654	<b>Term Remaining:</b>	104 years
<b>UPRN:</b>	10002322545		

## Local Area

<b>Local Authority:</b>	Bradford
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Satellite/Fibre TV Availability:

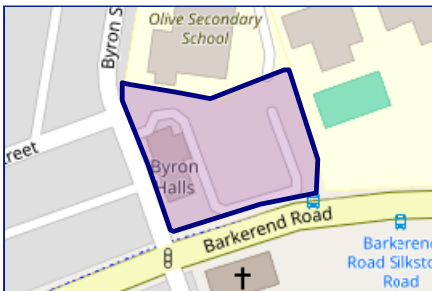


# Property Multiple Title Plans

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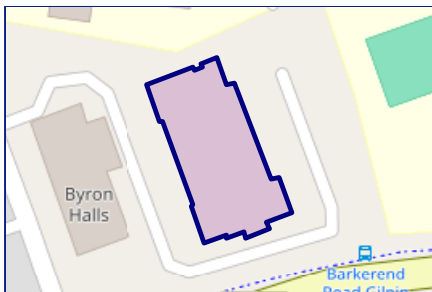
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



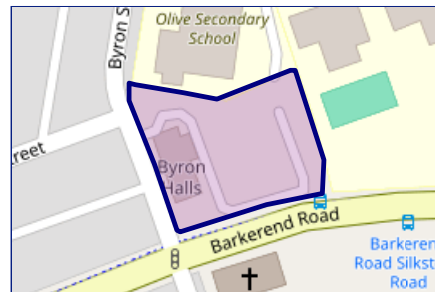
**WYK741409**

## Leasehold Title Plans



**WYK767654**

Start Date: 08/10/2003  
End Date: 01/01/3002  
Lease Term: 999 years from 1  
January 2003  
Term Remaining: 977 years

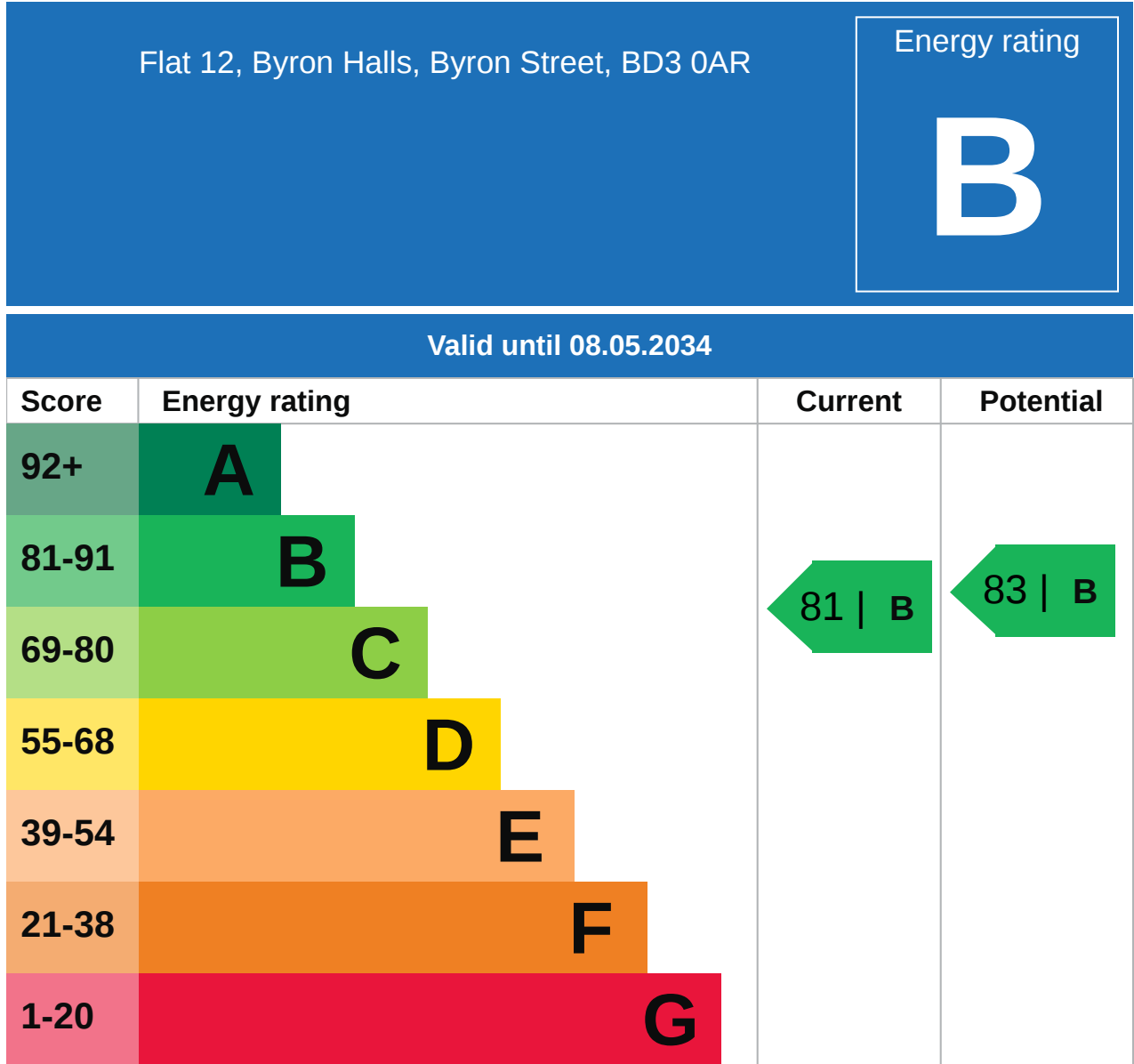


**WYK751379**

Start Date: 19/05/2004  
End Date: 01/01/2129  
Lease Term: 125 years from 1  
January 2004  
Term Remaining: 104 years

# Property EPC - Certificate

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# Property

## EPC - Additional Data

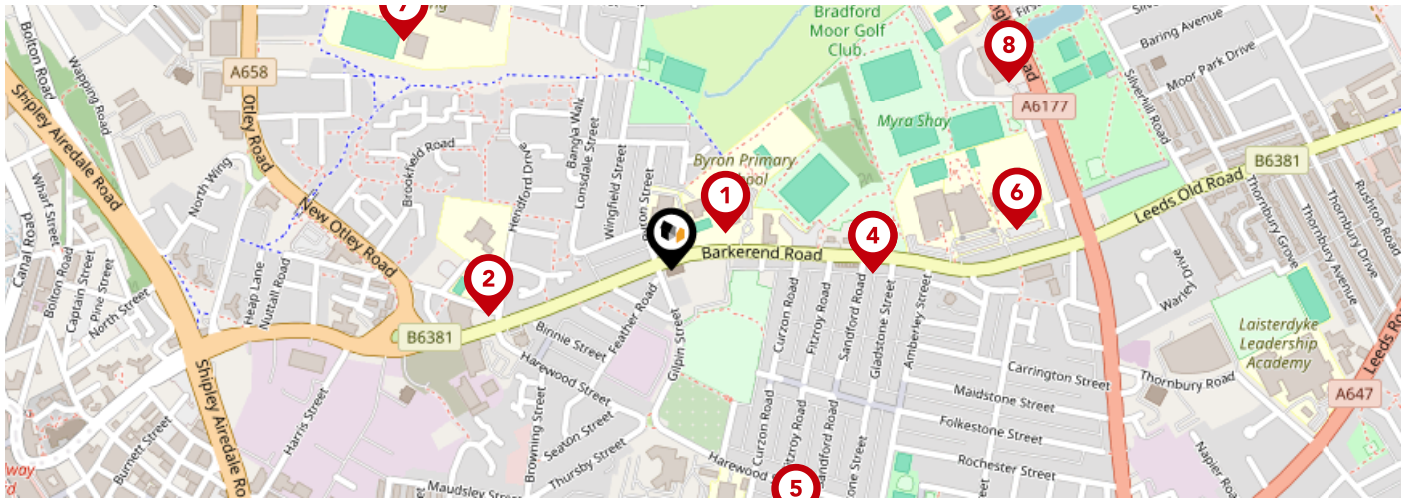
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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	38 m <sup>2</sup>

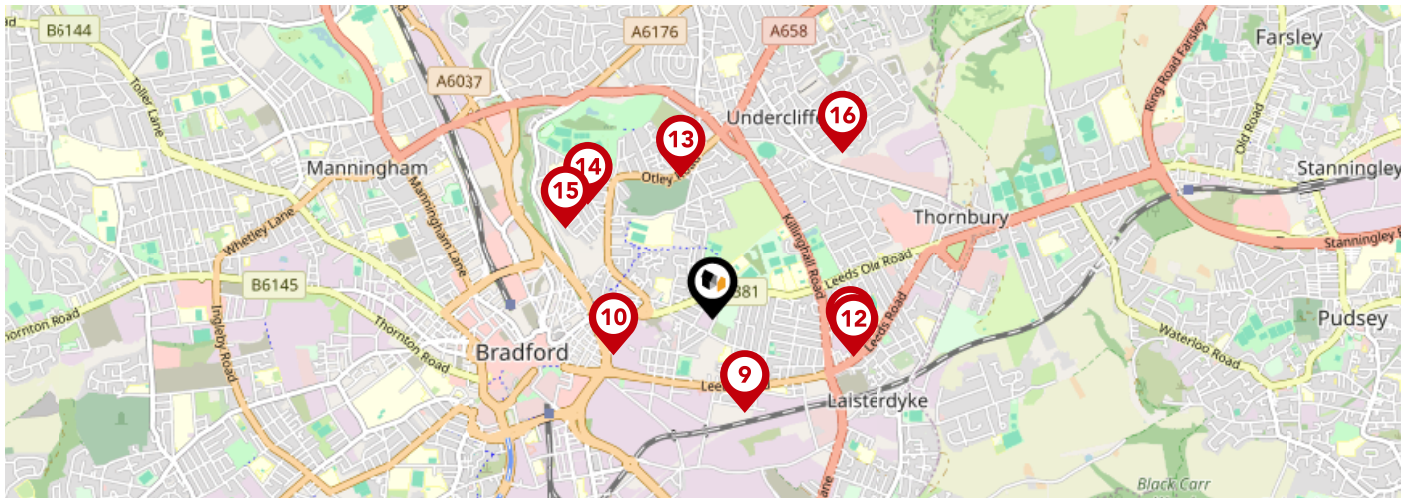


# Area Schools



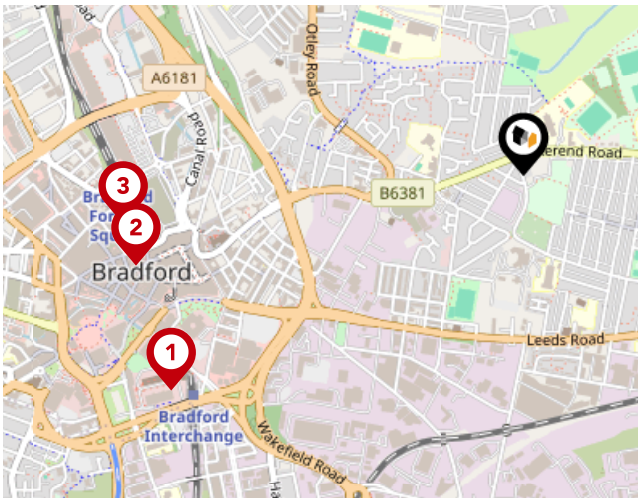
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Byron Primary School</b> Ofsted Rating: Good   Pupils: 683   Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Barkerend Primary Leadership Academy</b> Ofsted Rating: Outstanding   Pupils: 564   Distance:0.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Lapage Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 691   Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Co-op Academy Delius</b> Ofsted Rating: Good   Pupils: 170   Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Feversham Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 511   Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Dixons Marchbank Primary</b> Ofsted Rating: Outstanding   Pupils: 478   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Carlton Bolling</b> Ofsted Rating: Outstanding   Pupils: 1640   Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Killinghall Primary School</b> Ofsted Rating: Good   Pupils: 717   Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



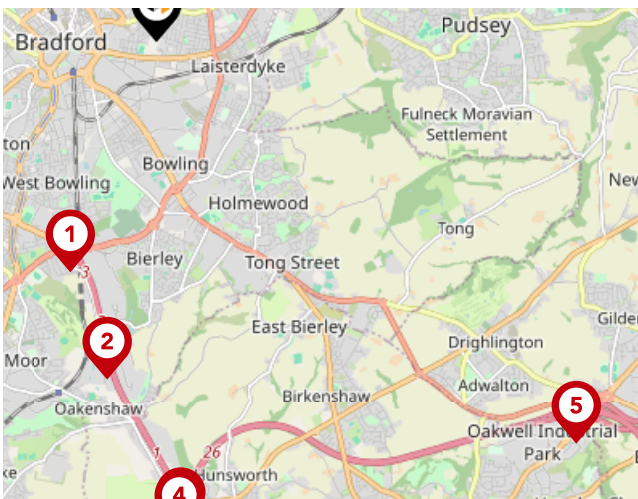
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Co-Op Academy Penny Oaks</b> Ofsted Rating: Good   Pupils: 204   Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Training and Skills Centre</b> Ofsted Rating: Inadequate   Pupils: 9   Distance:0.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Laisterdyke Leadership Academy</b> Ofsted Rating: Good   Pupils: 873   Distance:0.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Eden Boys' Leadership Academy, Bradford</b> Ofsted Rating: Outstanding   Pupils: 603   Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Peel Park Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 581   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Feversham Girls' Secondary Academy</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Westminster Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 516   Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St. Clare's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 198   Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Bradford Interchange Rail Station	0.9 miles
2	Bradford Foster Square Rail Station	0.87 miles
3	Bradford Forster Square Rail Station	0.88 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	2.16 miles
2	M606 J2	3 miles
3	M606 J1	4.28 miles
4	M62 J26	4.31 miles
5	M62 J27	5.09 miles



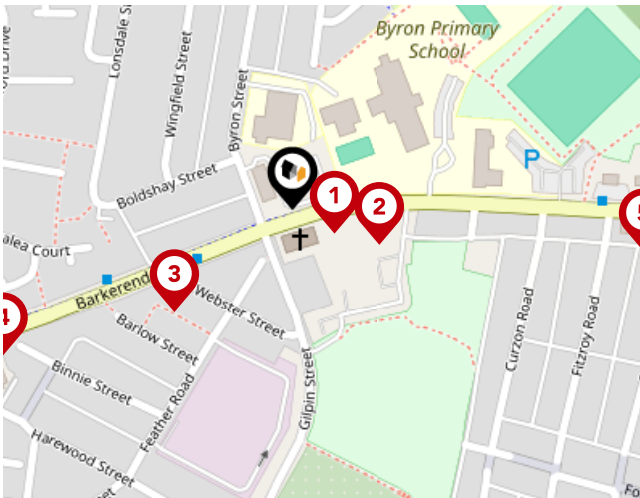
## Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	5.67 miles
2	Manchester Airport	37.47 miles
3	Teesside Airport	50.81 miles
4	Finningley	36.83 miles



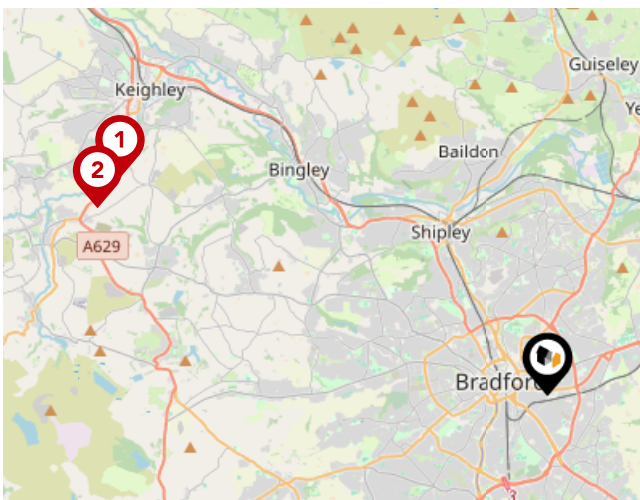
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Karmand Community Centre	0.03 miles
2	Karmand Community Centre	0.05 miles
3	Barkerend Road Webster St	0.09 miles
4	Barkerend Rd Harewood Street	0.18 miles
5	Barkerend Road Fitzroy Rd	0.19 miles



### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	8.41 miles
2	Damems (Keighley & Worth Valley Railway)	8.53 miles

# Landwood Group

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