

12 Highgate Mill Fold, Clayton Heights, Bradford, BD13 2SL  
Offers Over £60,000

ONE BEDROOM | FIRST FLOOR APARTMENT | STYLISH LIVING | NO CHAIN | POPULAR LOCATION

Forming part of this stunning mill complex and being tucked away from the main road yet still being convenient for access to local amenities is this one bedroom apartment. Featuring exposed stonework to the bedroom and lounge creating a modern and contemporary feeling yet staying in keeping with the period of the property, this property benefits from open living with a range of integral appliances in the kitchen.

EPC RATING - C

COUNCIL TAX BAND - A

## COMMUNAL ENTRANCE

### HALLWAY

Entrance hallway with a useful storage cupboard and electric wall heater.

### LOUNGE

Exposed stone walls, electric wall heater and two double glazed windows. Open to...

### KITCHEN


A well fitted kitchen with a range of wall and base units with contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include an electric oven with hob and extractor fan over, dishwasher, fridge freezer and washing machine.

### BEDROOM

Stylish bedroom with exposed stone wall, double glazed window and electric wall heater.

### BATHROOM

Fitted three piece bathroom suite in white comprising of a bath with shower and screen over, low flush WC and hand wash basin. Tiled flooring and heated towel rail.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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