



## 19 Behrens Warehouse, Bradford, West Yorkshire BD1 5HD Offers In The Region Of £69,950

ATTENTION INVESTORS - THIS PROPERTY IS CURRENTLY TENANTED ACHEIVING £8340 RENT PER ANNUM

Behrens Warehouse was originally one of the largest of the warehouse/office blocks in the area known as "Little Germany". It was originally designed for S L Behrens in 1873 by the Milnes and France partnership, and was re developed into residential apartments in 2003. We are presenting for sale a well presented 2 bedroom apartment situated in this popular development, which benefits from spacious living accommodation. The property is close to all the cities associated amenities including the Broadway shopping centre & neighbouring bars & restaurants. This apartment includes a kitchen and open plan lounge. Two good size bedrooms and a three piece bathroom suite with shower over the bath. The apartment features include wet programmable central heating, hardwood flooring and large sash windows. The property also benefits from easy access to Forster Square Railway Station & the interchange. It also provides easy access to the motorways and the University & the local hospitals.

# Locate

The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



[www.locatehomes.co.uk](http://www.locatehomes.co.uk)

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## ENTRANCE/VESTIBULE



American white oak veneer door to hallway with wood effect laminate flooring. Built in cupboard housing the hot water system.

## LOUNGE/KITCHEN



Spacious open plan lounge/dining area with laminate flooring throughout, two large sash windows, t.v and telephone connection points. Security intercom phone.

## KITCHEN ANGLE



Modern kitchen incorporating a comprehensive range of units in a shaker style cherry finish which incorporate a stainless steel sink with mixer tap which is set into work surfacing which extends to both sides with tiled surrounds. A range of base units with drawer panks and a matching range of wall units. In addition there are built in appliances which comprise a stainless steel four ring hob with built under Electrolux stainless steel electric fan assisted oven with stainless steel cooker hood with extractor fan and lighting. There is also an integrated fridge freezer.

## BEDROOM ONE



With feature sash window providing ample light. Central heating radiator. Telephone and T.V point. Beige fitted carpet.



## BEDROOM TWO



With feature sash window providing ample light. Double radiator. Beige fitted carpet.

## EXTERIOR



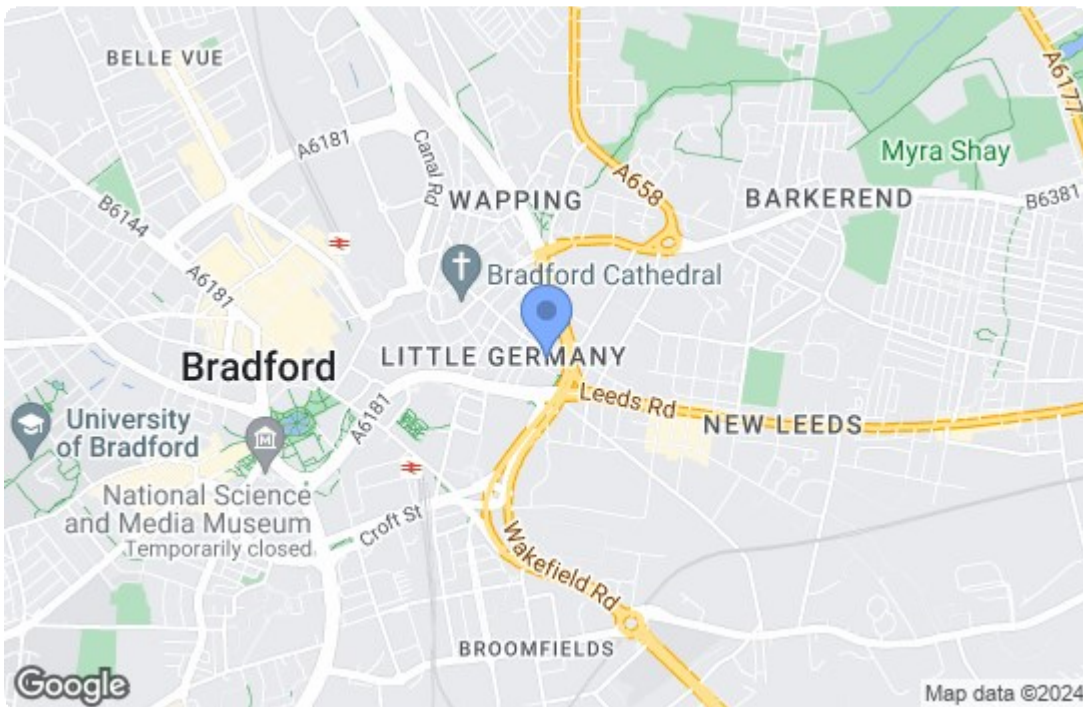
## BATHROOM



Partly tiled and having a white 'Roca' suite comprising a panelled bath, with shower over, pedestal wash hand basin with 'Hansgrohe' chrome mixer taps and low flush WC. Electric tower rail. Shver point. Ectractor fan. Sandstone tile effect flooring.

## ANGLE TWO





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	