



Apt 527 Silk Warehouse Lilycroft Road, Bradford, West Yorkshire BD9 5BE

Offers In The Region Of £70,000

IDEAL FOR INVESTMENT / CASH BUYERS ONLY

Locate are proud to offer this fantastic two bedroom 5th floor duplex apartment with roof terrace FOR SALE . Lister Mills dominates the Bradford skyline, It is a glorious reminder of Bradford's Victorian past and its once legendary industrial prowess.

The accommodation briefly comprises of communal entrance, entrance hallway, two double bedrooms and house bathroom, with lounge, kitchen, shower room and roof terrace. The apartment also enjoys views across

Locate

The Property Experts

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ENTRANCE/VESTIBULE

OPEN PLAN LOUNGE



With walnut finished solid wood flooring, modern storage heaters, TV i/o; cable & Adsl connection. Natural light thru the windows which are all double glazed metal windows.

KITCHEN



The kitchens house a ceramic hob - Stainless steel electric convector oven - Integrated fridge with freezer box - Monoblock mixer taps on a stainless steel sink - Kitchen flooring is pre-finished engineered timber - Built in containers for recycling.

MASTER BEDROOM



With built in fitted wardrobes, walnut solid flooring, storage heating, double glazed metal windows.

BEDROOM TWO



With built in fitted wardrobes, walnut solid flooring, storage heating, double glazed metal windows.

FAMILY BATHROOM



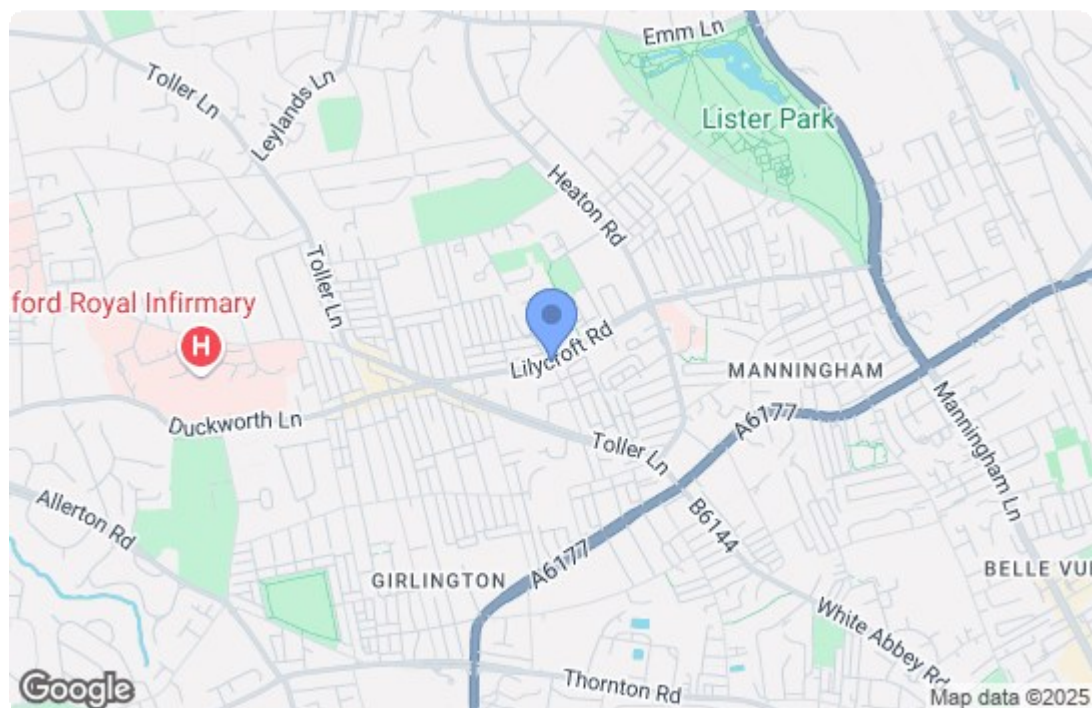
The bathroom fittings are modern and ceramic fittings - Approximately 50% of the bathroom wall are tiled - The bathroom floors are tiled - All the taps and fittings are a chrome finish - There are heated towel rails in the bathrooms.

SHOWER ROOM



BALCONY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC