

**72 Broadgate House, Bradford, West Yorkshire BD1 4NL**  
**£600 PCM**

Offered for RENTAL is this well presented top floor FURNISHED one bedroom plus study apartment situated off Manor Row in the heart of Bradford town centre. The property is a 3-5 minute walk to The Broadway Shopping Centre and is a 2 minute walk from Forster Square train station. Briefly comprising of entrance hall, lounge, kitchen, bedroom, study area and bathroom with mixer shower.

Available from 20th May 2025.

**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



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## ENTRANCE/VESTIBULE



## ANGLE TWO



## OPEN PLAN LOUNGE/KITCHEN

20'3" x 11'1" (6.17 x 3.38)



Fantastic modern kitchen with granite effect worktops and cream shaker base and wall units, integrated washer dryer and SMEG four burner chrome hob with oven and chrome extractor fan. Dimplex convector radiator.

## CONT....

7'1" x 9'11" (2.16 x 3.02)

Open plan lounge with solid wood flooring exposed red brick and wooden beams.

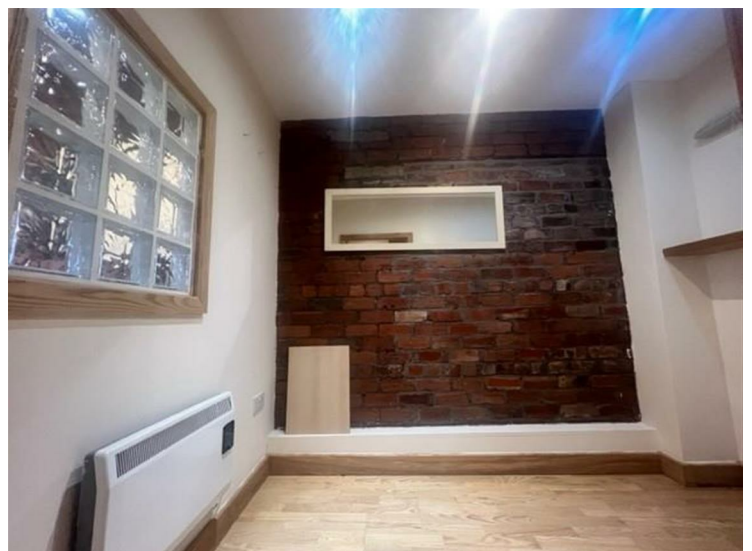
## MASTER BEDROOM

10'2" x 11'10" (3.10 x 3.61)



Twin internal doors with window panels open to the lounge, natural light provided by main window. Dimplex convector heater. Furnished with double bed and accessories, twin wardrobe and ample shelving.

## STUDY ROOM





## BATHROOM



Modern white bathroom comprising of; bath,wc, opaque wash hand basin and mixer shower. Lino flooring, glass wall cabinet, mirror and towel rail included.

## KITCHEN AREA





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	42	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
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England & Wales		EU Directive 2002/91/EC