



Apt 328 Silk Warehouse Lilycroft Road, Bradford, West Yorkshire BD9 5BD
O.I.R.O £60,000

CASH BUYERS ONLY

Locate are delighted to offer for sale this two bedroom apartment in the fabulous Silk Warehouse at Lister Mills.

Originally built in 1838 & once the world's largest silk mill, Lister Mills is a stunning collection of Grade II* Listed mills and warehouses dominating the Bradford skyline. Completed in 2006, Silk Warehouse created 131 new homes.

Locate
The Property Experts

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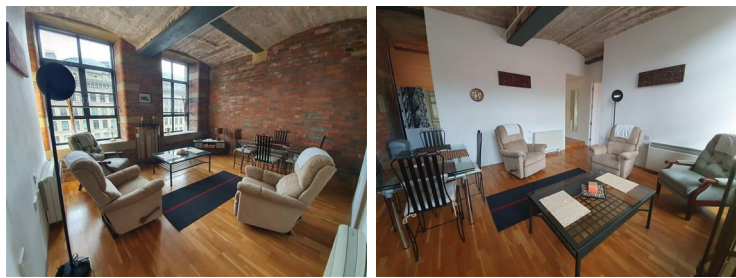
ENTRANCE/VESTIBULE



BEDROOM TWO



OPEN PLAN LOUNGE/KITCHEN



BATHROOM



KITCHEN ANGLE



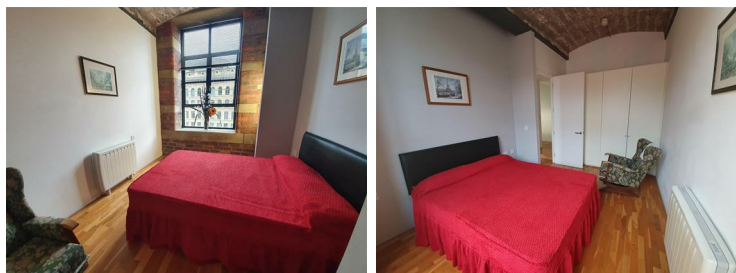
Service Charge Information

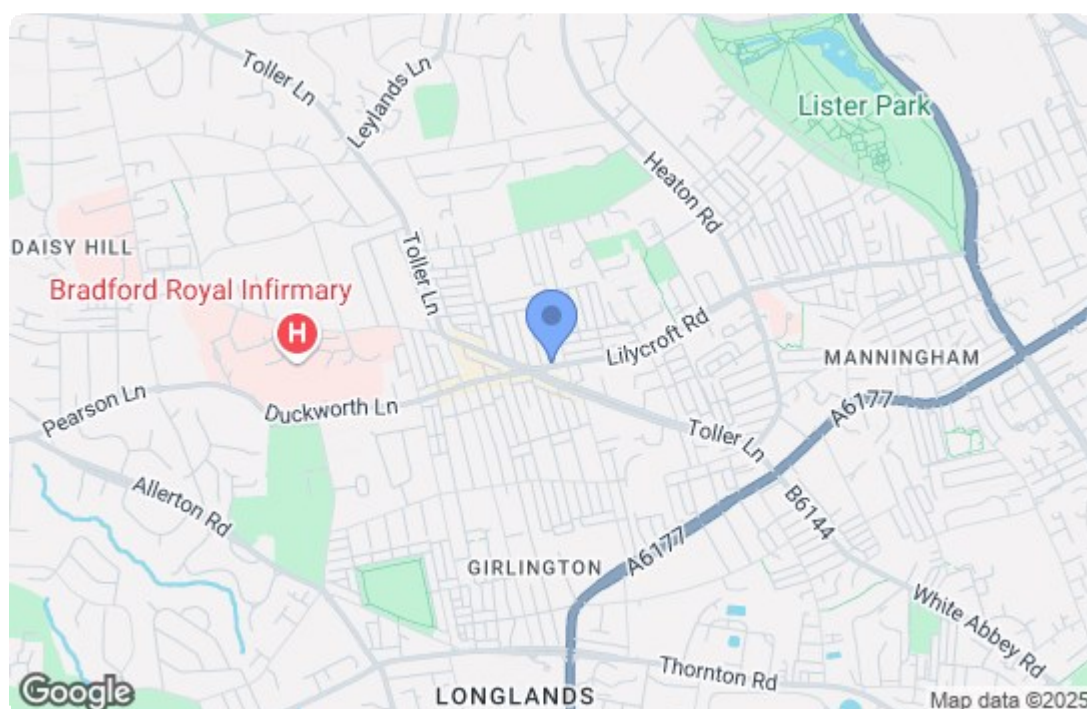
We have been advised of the following charges -

Ground rent £337 pa with uplift in 2025

Service charge £1867.96 based on unit size and type (Type R) and for last two years they have worked within budget. Water included.

BEDROOM ONE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(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	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC