

## Silens Works Peckover Street, Bradford, West Yorkshire BD1 5BD

### Offers In The Region Of £85,000

We are delighted to offer for sale this city centre loft conversion in a Grade II listed building situated in the heritage location of Little Germany. The property has been converted into twenty single and two level residential apartments together with three new build townhouses within the cartridge of the site. Contemporary layouts combine the old with the new whilst retaining the main period features including: original exposed red brickwork with contrasting modern kitchen and bathroom. The property also benefits from private parking with a secure environment. Internal inspection is highly recommended to fully appreciate the accommodation on offer.

Great property for investors.

# Locate

The Property Experts

**Locate Properties UK LTD**

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

t. +44 (0) 01274 720 900



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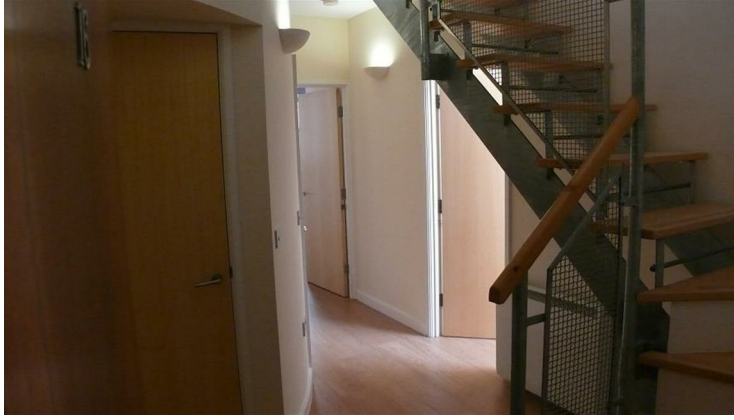
e. info@locatehomes.co.uk



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## ENTRANCE/VESTIBULE



## BATHROOM

8'2" x 5'2" (2.49 x 1.57)



Three piece bathroom suite comprising 1 mixer shower over, pedestal hand wash basin, low level WC, tiled walls, extractor fan, heated towel rail, tiled floor.

## BEDROOM TWO

7'4" x 10'7" (2.24 x 3.23)



Storage Heater, sealed unit double glazed Velux window, laminate flooring.

## MASTER BEDROOM

16'1" x 11'1" (4.90 x 3.38)



Mezzanine balcony, storage heater, laminate flooring, sealed unit double glazed velux window.

## ANGLE TWO



Stairs rising to Mezzanine balcony and master bedroom.

## ANGLE THREE



## KITCHEN

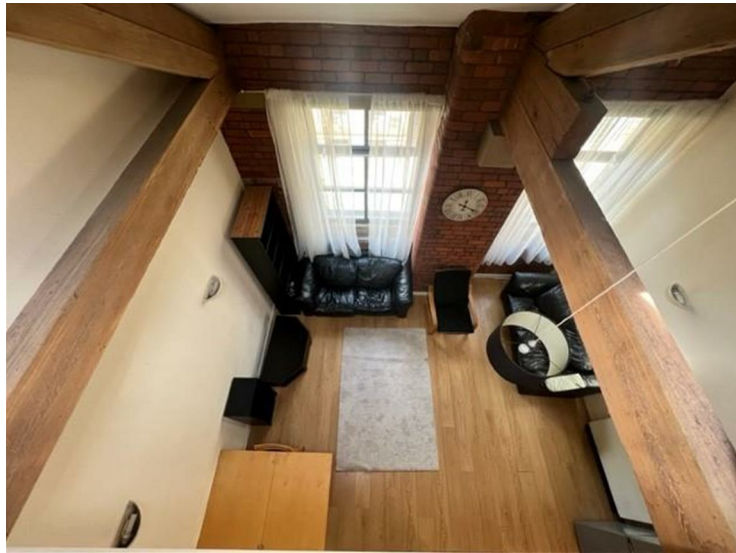


## EXTERIOR



## LOUNGE

16'1" x 21'9" (4.90 x 6.63)



## LEASEHOLD INFORMATION

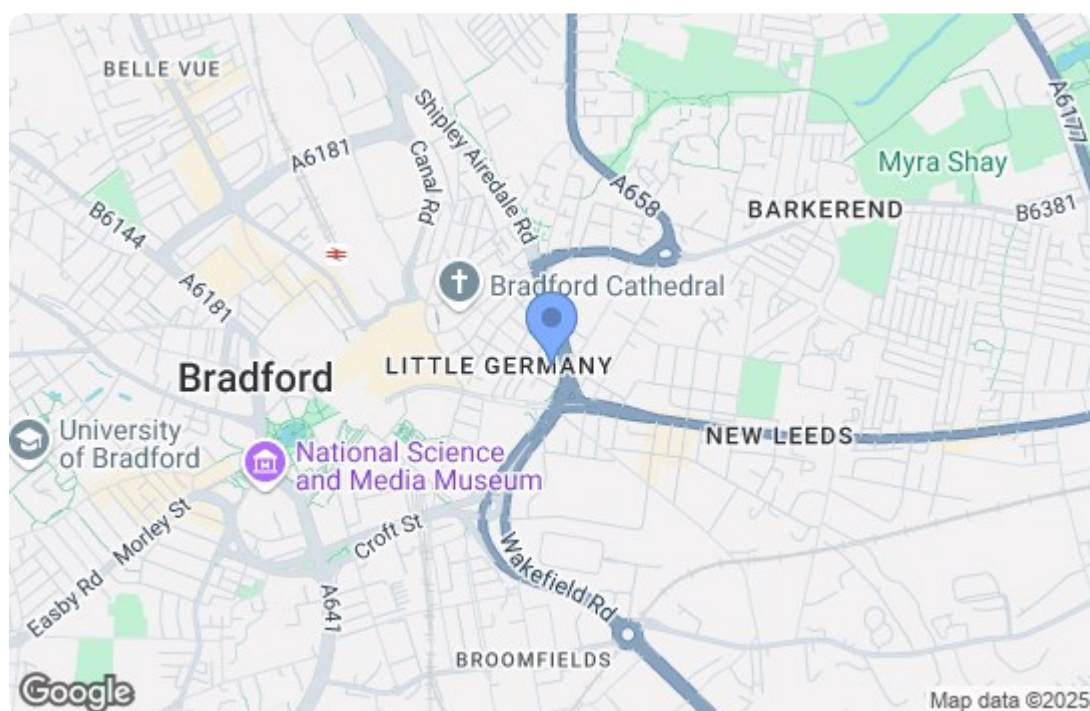
977 years remaining on the lease

£150 ground rent per annum

£1705.88 service charges annually

Range of fitted wall and base units, work surfaces, single drainer stainless steel sink with mixer tap, built in electric oven and gas hob, extractor hood, space for automatic washing machine, part tiled walls, storage heater, integrated fridge/freezer, laminate flooring, exposed brick work and wooden beams.

## ANGLE TWO



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		42
(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 <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		
England & Wales		EU Directive 2002/91/EC