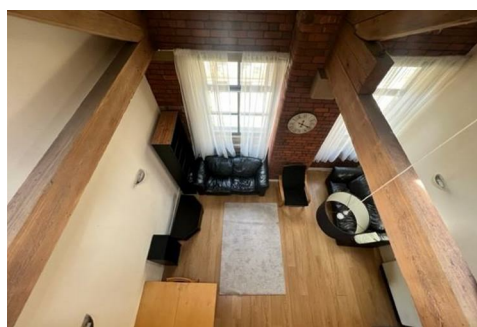




## Silens Works 29 Peckover Street, Bradford, West Yorkshire BD1 5BD

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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.

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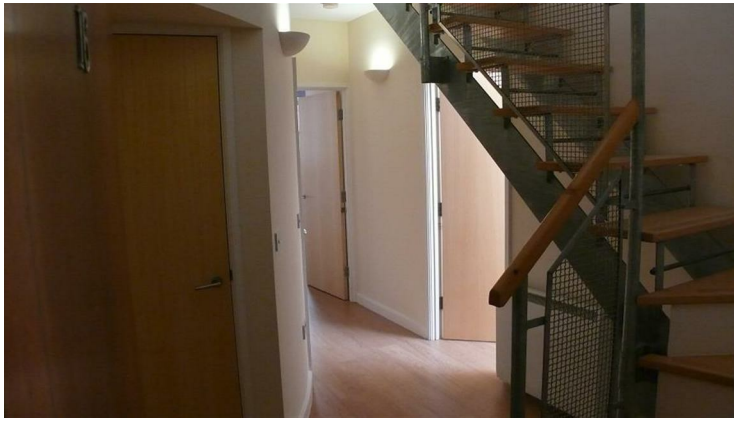


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## ENTRANCE/VESTIBULE



## 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

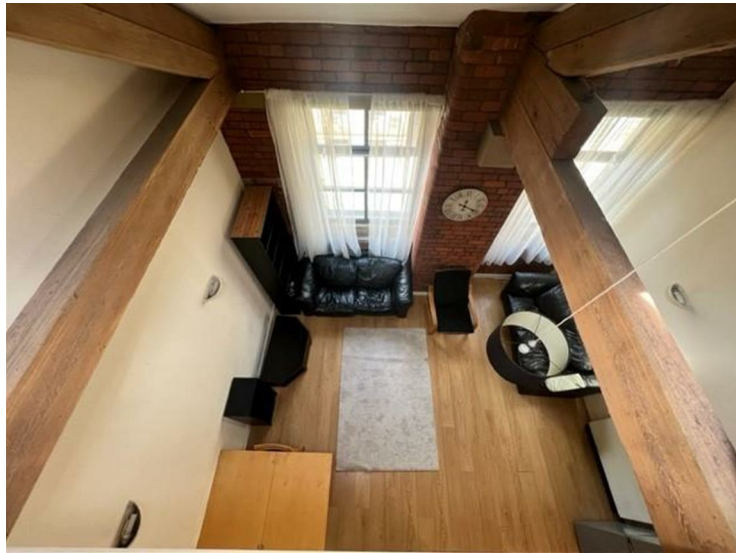


## EXTERIOR



## LOUNGE

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



## LEASEHOLD INFORMATION

977 years remaining on the lease

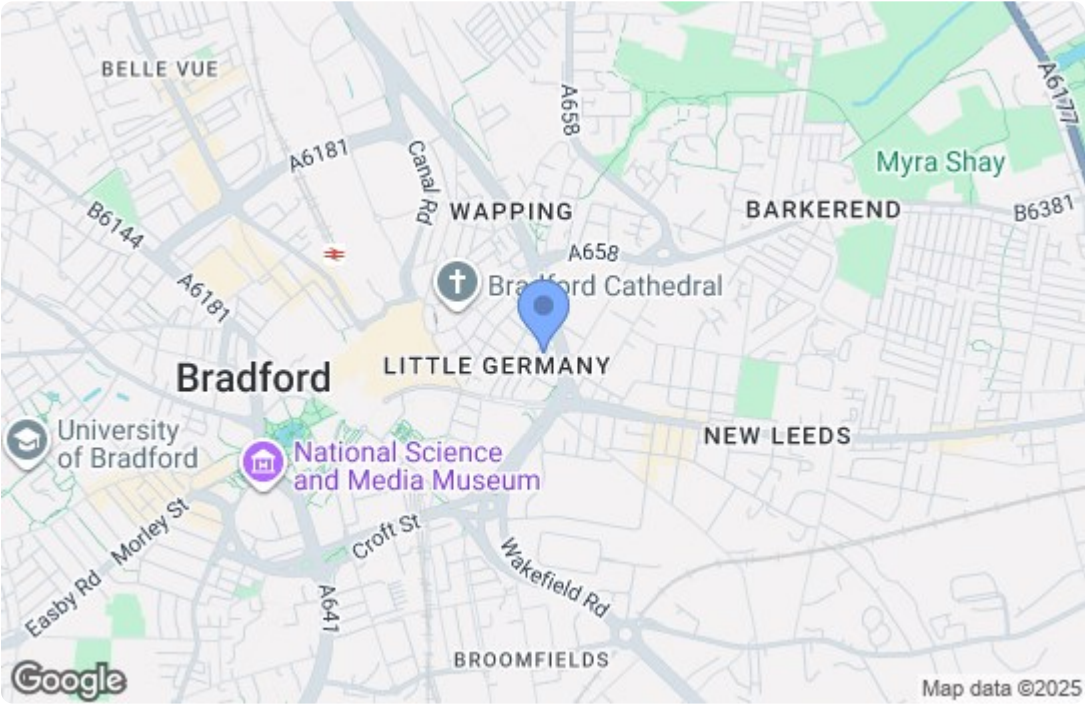
£150 ground rent per annum

£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                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
|                                                                 |         | 75                      |
|                                                                 | 42      |                         |
| 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 |