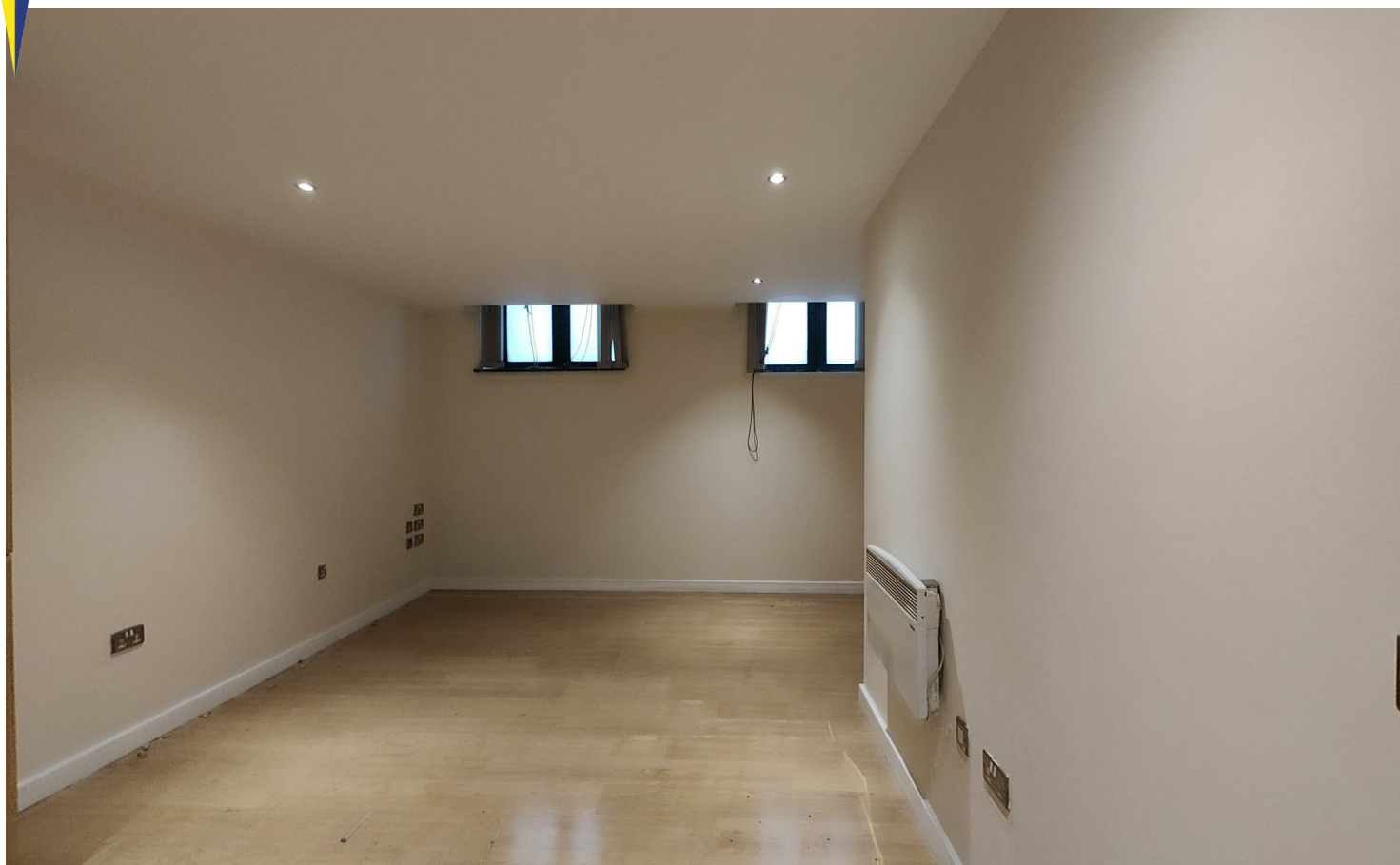




Apt 20 Colonial Building 135 - 139 Sunbridge Road, Bradford, West Yorkshire BD1 2NB

£550 PCM

Nestled within the charming Colonial Buildings on Sunbridge Road, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Recently refreshed with a fresh coat of paint, the property presents a clean and inviting atmosphere, ready for you to make it your own.

Upon entering, you will find a spacious reception room that provides an ideal space for relaxation or entertaining guests. The flat features a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is functional and designed to meet your everyday needs.

Locate

The Property Experts

Locate Properties UK LTD

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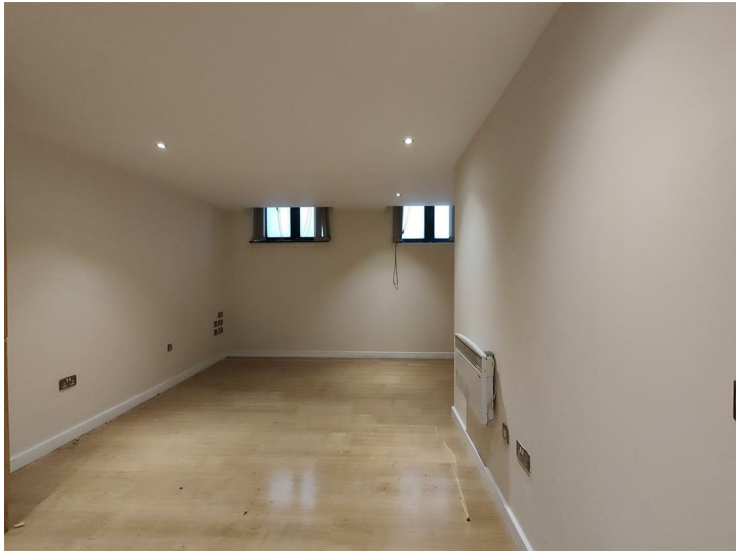
Registered in England & Wales No. 5161728

ENTRANCE/VESTIBULE



Laminate flooring throughout and minimalist decor providing modern living accommodation.

LOUNGE



Living accommodation with laminate flooring, chrome light switches, spotlights, electric Ample natural light provided through period sash DG windows. Spotlights, chrome switch sockets and TV I/O, telephone connection (ADSL available). Wall mounted Electric radiators Dimplex radiator and Smoke Alarm

KITCHEN ANGLE



Modern base units and fittings beech effect, with fully tiled creme splashback. Furnished appliances including Dishwasher, washing machine and Double Fridge / Freezer. Chrome electric oven & Hob with extractor hood. Ceiling mounted Smoke alarm

BEDROOM ONE



DG sash windows providing natural light. Electric sockets and TV I/O. Telephone point. Dimplex electric radiator.

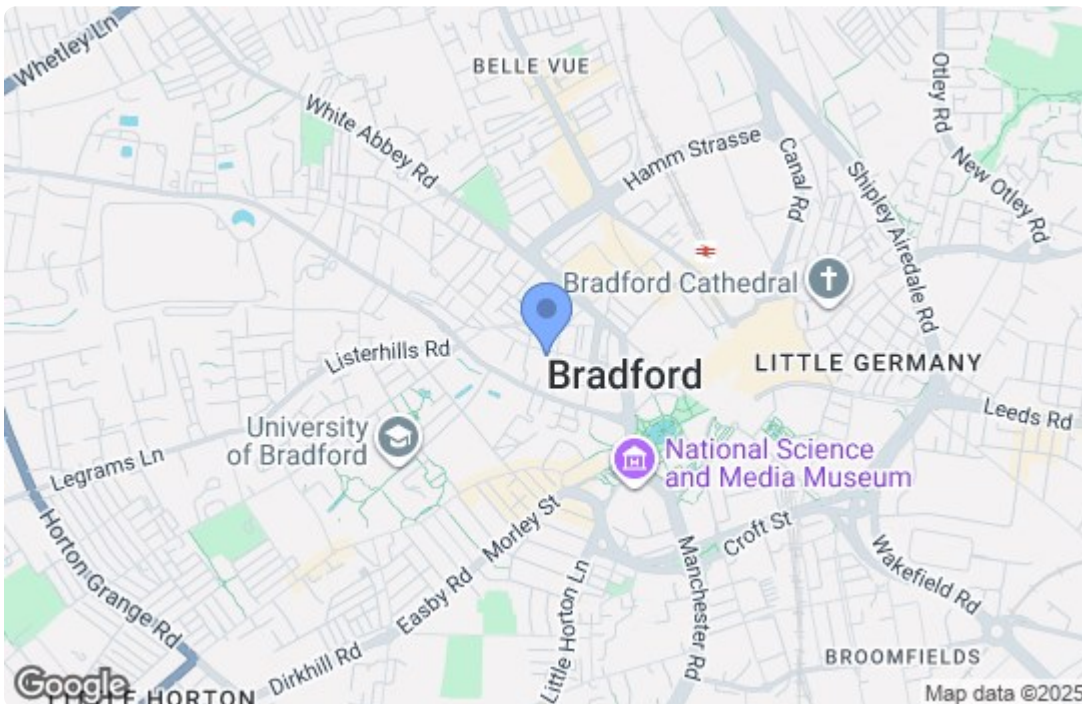
BATHROOM



Three piece white suite with chrome mixer shower and shower screen. Mirror unit above the sink, Fully tiled bathroom splashback around the bath. Extractor fan and wall mounter heater.

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	51	73
(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	59	57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC