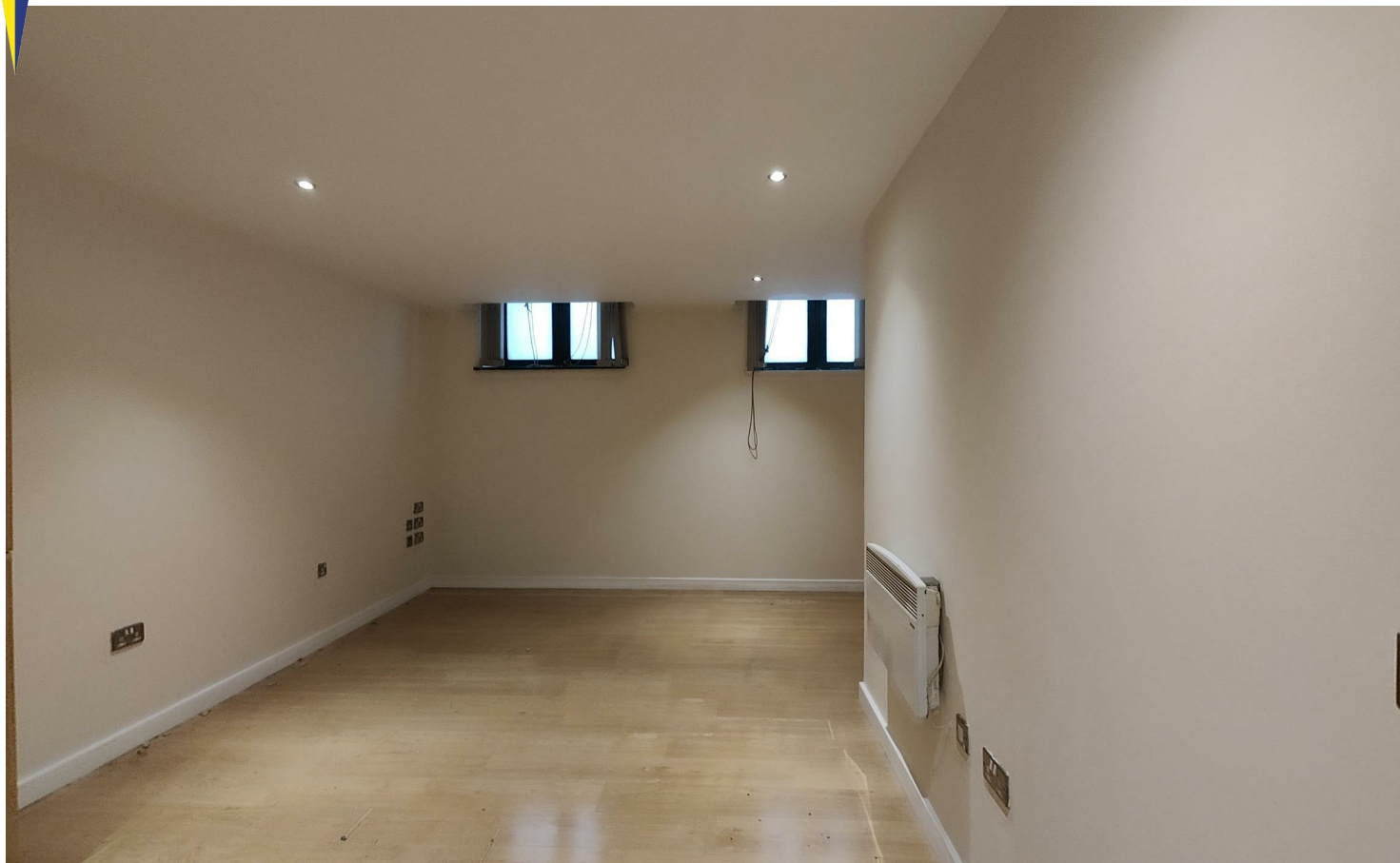




Apt 20 Colonial Building 135 - 139 Sunbridge Road, Bradford, West Yorkshire BD1 2NB

£550 PCM

Re-decorated throughout.

This is a large one bedroom apartment in the heart of the Goitside quarter of the city within the Grade two listed Colonial Building on Sunbridge Road. Specification is to the highest of standards, the property comprises of a good sized open plan lounge / kitchen. The kitchen benefiting from integrated appliances and white goods. The apartment has a secure entry system and is a few minutes walk to Centenary Square and all of the shops, restaurant & bars that Bradford has to offer.

Available now.

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The Property Experts

Locate Properties UK LTD

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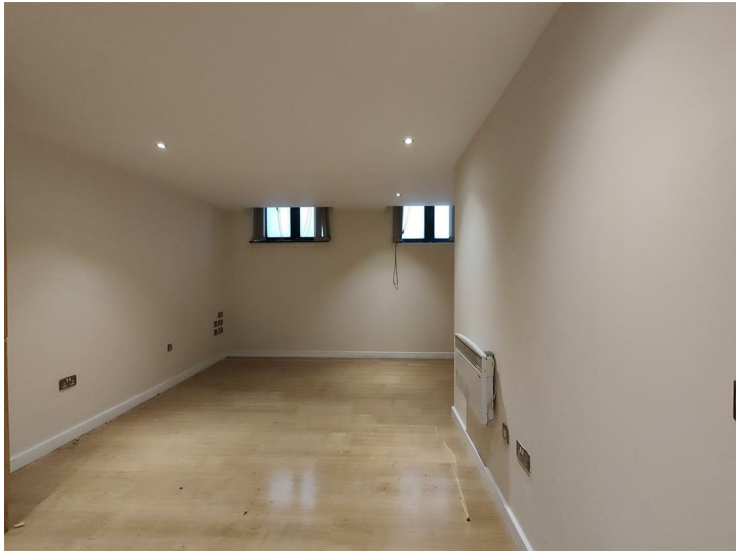
Registered in England & Wales No. 5161728

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 hud. Ceiling mounted Smoke alarm

BEDROOM ONE



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

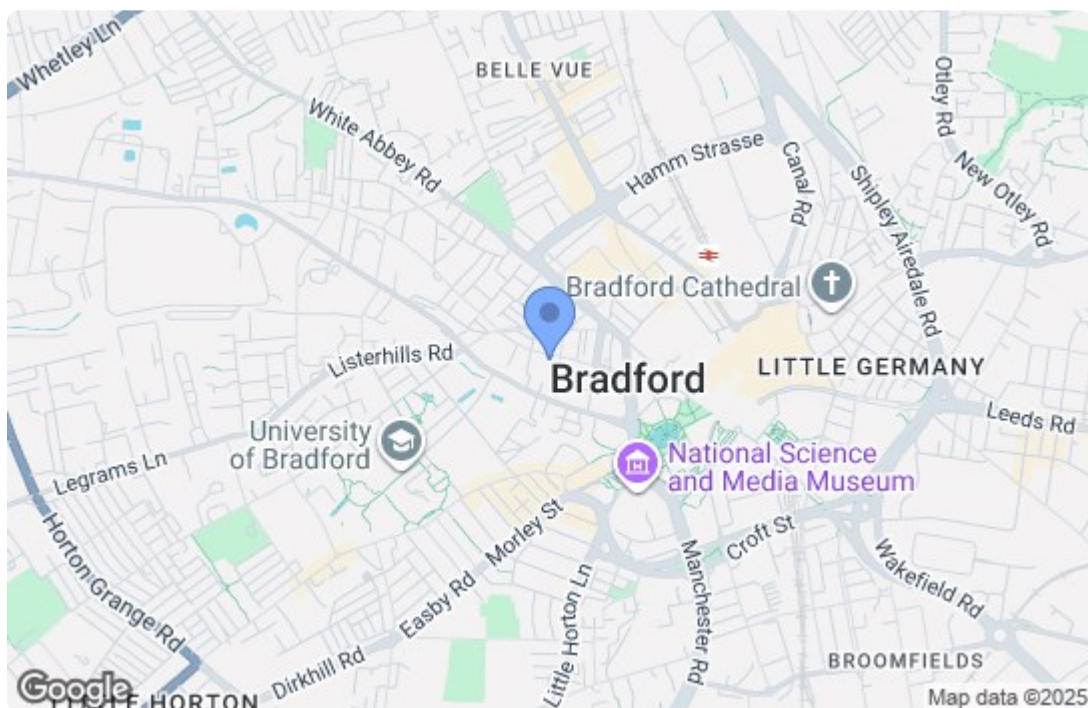
BATHROOM



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