

**27 City Mills Mill Street, Bradford, West Yorkshire BD1 4AB**  
**£575 PCM**

Locate is delighted to be able to offer this modern one bed apartment, offering excellent living accommodation. The stunning interior is of the highest specifications and includes laminate floors to living areas, hardwood double-glazed windows and modern kitchen units. The apartment comprises of an entrance hall, three piece bathroom and an open plan living/kitchen area. Features include original beams and exposed red brickwork.

Available Now.

# Locate

The Property Experts

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### ENTRANCE

9'0" x 3'8" (2.74 x 1.12)



Carpetted entrance with door opening to open plan lounge.

### OPEN PLAN LOUNGE

15'6" x 15'3" (4.72 x 4.65)



Open-plan space with hardwood double-glazed feature windows to front, laminate floors, recessed halogen lights to ceiling, GFCH, TV aerial point, phone point. DG feature windows, furnished with creme blinds

### ANGLE TWO



### MODERN KITCHEN



Fully fitted designer kitchen featuring a range of fitted wall and base units, built-in fridge/freezer, fan oven, ceramic hob and stainless steel extractor unit, stainless steel bowl and a half sink, work surfaces, tiled floor, recessed halogen lights to ceiling, tiled splashbacks.



## BEDROOM

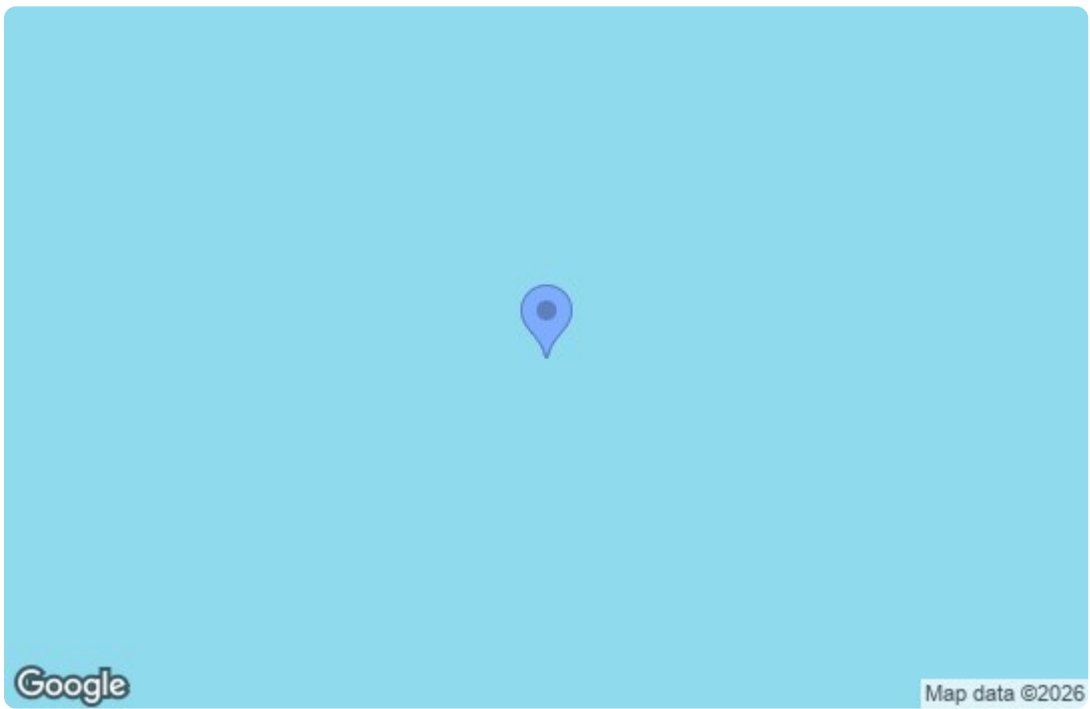



well proportioned bedroom ,central heating radiator, TV aerial point, fitted carpet, original feature exposed beams provide further character to the apartment. DG period windows, Furnished with creme blinds.

## BATHROOM



3 piece white suite comprising: low level wc, pedestal wash hand basin, panelled bath with shower over, tiled shower area, mirror with light above basin, chrome heated towel rail,laminate to floor and creme walls.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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