

**Flat 7 Twosixthirty Building 32 Sunbridge Road, Bradford, BD1 2AA**  
**£600 PCM**

Locate is proud to present this two bedroom apartment in the heart of the city centre. Specification is to the highest of standards, using contemporary design for the style conscious individual with an eye for detail. The apartment benefits from secure entry system . An ideal rental opportunity, with integrated appliances and close to all amenities and University main campus.

Available 12th June 2025.

**Locate**  
The Property Experts

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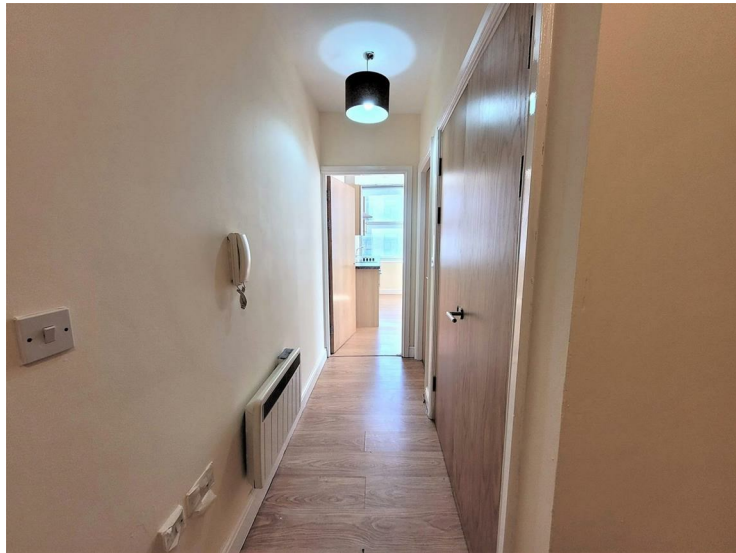


[www.locatehomes.co.uk](http://www.locatehomes.co.uk)

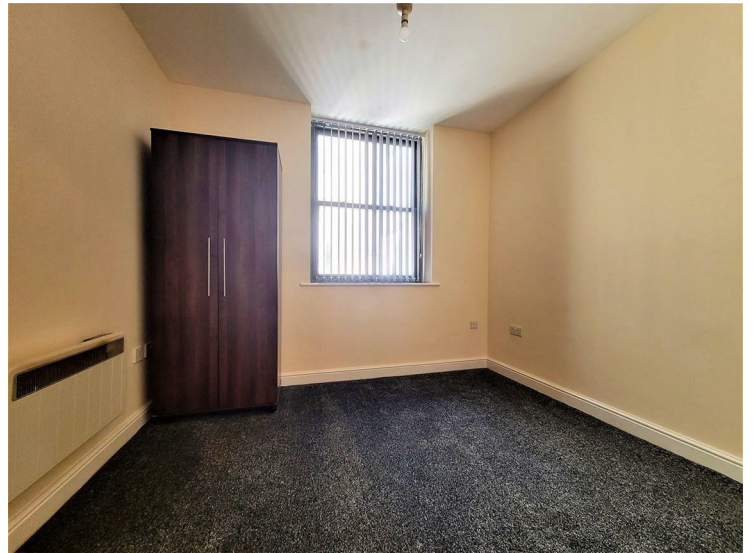
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## ENTRANCE/VESTIBULE



## BEDROOM ONE



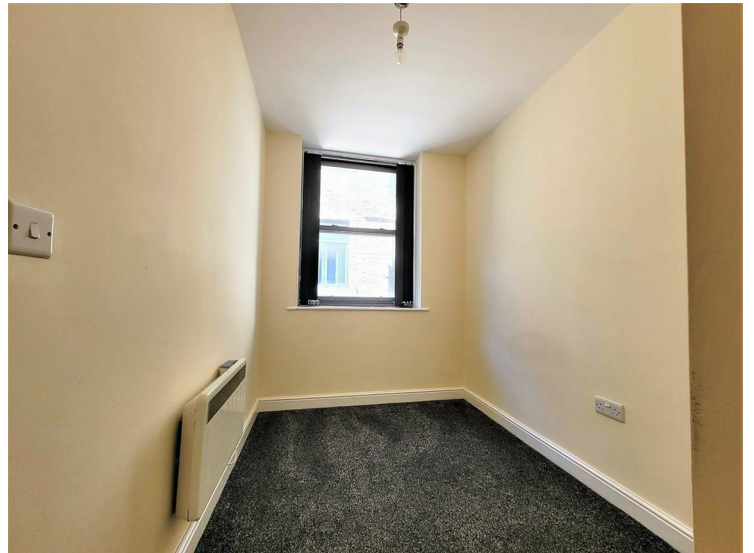
With electric wall heater. Carpets included.

## LOUNGE



With electric wall heater and wooden flooring.

## BEDROOM TWO



With electric wall heater and wooden flooring.

## KITCHEN



Modern kitchen with integrated electric oven, hob and extractor fan. Wooden flooring.

## BATHROOM



Fully tiled modern three-piece white bathroom suite with overhead shower and glass shower screen.

ANGLE TWO



UTILITY CUPBOARD







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		
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		
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