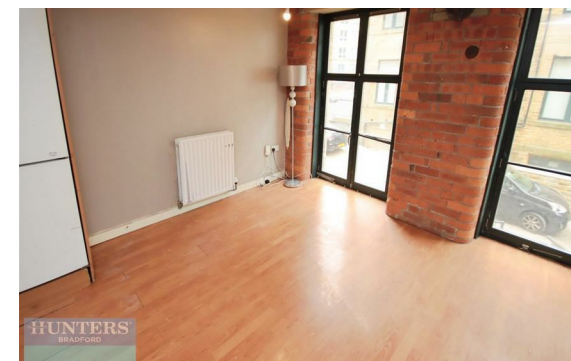




## Mill Street, Bradford, West Yorkshire, BD1 4AB

- TWO BEDROOM LEASEHOLD APARTMENT
- OPEN PLAN LOUNGE / KITCHEN
- THREE PIECE BATHROOM SUITE
- DOUBLE GLAZING
- COUNCIL TAX BAND A

- TOWN CENTRE LOCATION
- BEDROOM 1 WITH ENSUITE
- LOCATED CLOSE TO LOCAL AMENITIES, RETAIL PARKS & TRAIN STATION
- GROUND FLOOR POSITION
- EPC RATING GRADE C

**Offers In The Region Of £60,000**

## Mill Street, Bradford, West Yorkshire, BD1 4AB

OF INTEREST TO FIRST TIME BUYERS AND INVESTORS ALIKE

Welcome to this charming two-bedroom leasehold apartment located in the heart of Bradford, specifically on Mill Street within the City Mills development. Spanning a comfortable approx. 376 square feet, this ground floor apartment offers a modern and convenient living space, perfect for individuals or small families.

LEASEHOLD TERM - 125 years from 01/01/2004 to 01/01/2129

ANNUAL SERVICE CHARGE £1380

ANNUAL GROUND RENT £125

On entering, you will find an inviting open plan lounge and kitchen area, designed to maximise space and light, creating a warm and welcoming atmosphere. The layout is ideal for both relaxation and entertaining, making it a delightful space to unwind after a busy day.

The apartment features two bedrooms, with the main bedroom benefiting from an ensuite shower room, providing added privacy and convenience. Additionally, there is a three-piece bathroom suite, ensuring all your needs are met in this well-appointed property.

Situated close to local amenities and retail parks, you will have easy access to a variety of shops, restaurants, and services, enhancing your everyday living experience. The property falls under Council Tax Band A, making it an economical choice for those looking to manage their expenses effectively.

Furthermore, the Energy Performance Certificate (EPC) rating of Grade C indicates a reasonable level of energy efficiency, which is beneficial for both the environment and your utility bills.

The apartment presents an excellent opportunity for anyone looking to reside in a bustling area of Bradford or to add to their existing portfolio combining comfort, convenience, and modern living.

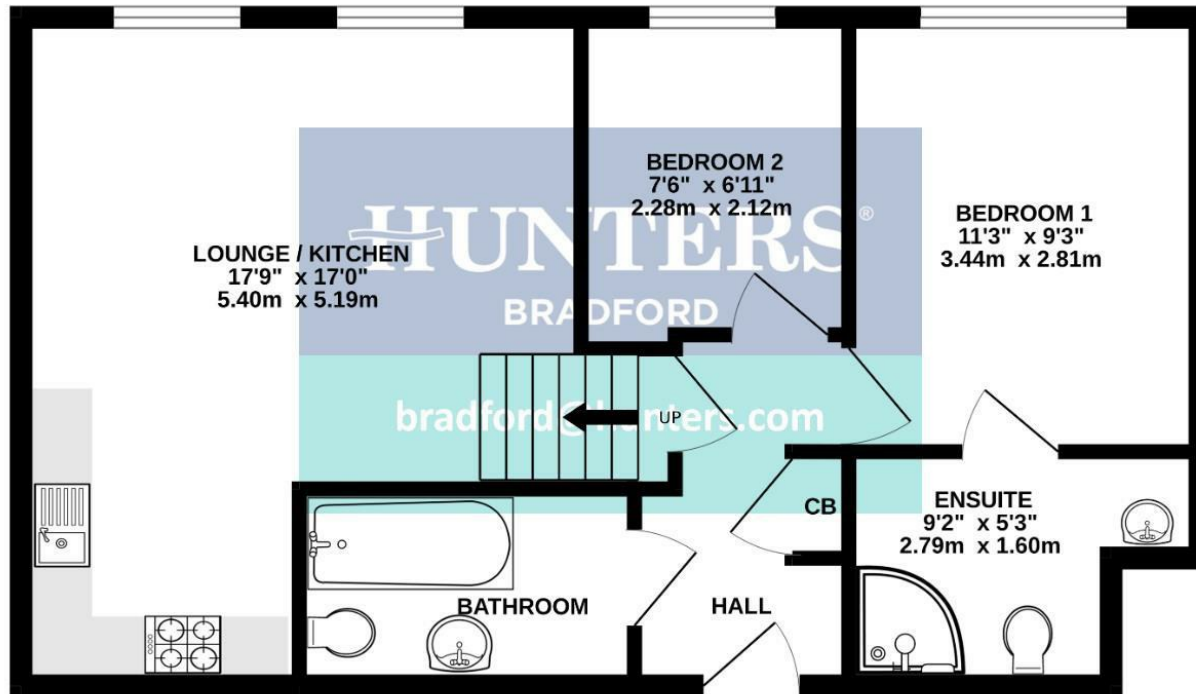
Don't miss the chance to make this property your new home or your latest investment.

(Service charge and Ground Rents given are by the vendor, we advise, ensuring these are confirmed by your solicitor on sale agreed)





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

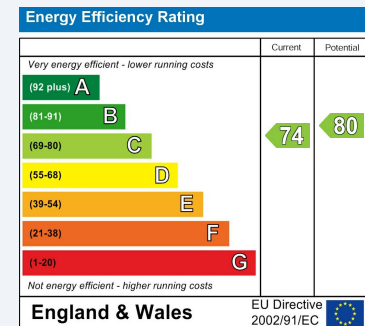
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.