



**HUNTERS®**

Sales ▪ Lettings ▪ Management

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

- IMMACULATE TWO BEDROOM DUPLEX APARTMENT
- OPEN PLAN LIVING ROOM AND KITCHEN
- EXPOSED BRICKWORK AND WOODEN BEAMS
- CLOSE TO LOCAL AMENITIES
- GROUND RENT- £183 PA - ANNUAL SERVICE CHARGE £3492

- CONVERTED MILL WITH ORIGINAL FEATURES
- SPACIOUS DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- UNDERGROUND SECURE PARKING SPACE
- EPC RATING D - COUNCIL TAX BAND B

Offers Over £70,000



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

Presenting an immaculate two-bedroom duplex apartment, located within a beautifully converted mill in the heart of the city centre. This exceptional apartment blends the charm of exposed brickwork and original wooden beams with modern design, offering the perfect combination of character and contemporary living.

Ground rent per annum £3,492.00

Service charge per annum £183.00

Designed for comfort and practicality, the apartment features an expansive open-plan reception room and kitchen, creating a versatile and sociable living environment. The kitchen is thoughtfully integrated, ideal for both everyday meals and entertaining guests. Flooded with natural light, the living space highlights the striking period features while still feeling fresh and inviting.

Both bedrooms are spacious doubles, with the principal bedroom benefiting from an en-suite shower room and a generous walk-in closet, ensuring plenty of storage and privacy. The second double bedroom offers flexibility, making it suitable for a guest room, home office, or children's room. The apartment includes a stylish additional bathroom, meeting every requirement for modern city living.

Convenient access to public transport links places the entire city within easy reach, making this home especially appealing to first-time buyers and investors alike.

This superb duplex apartment represents a rare opportunity to acquire an elegant home with unique architectural features, including exposed brick and beam ceilings, all within a vibrant and desirable city centre location. Early viewing is highly recommended.

EPC RATING D - COUNCIL TAX BAND B





## GROUND FLOOR

### Hallway

**Livingroom/ Kitchen**  
15'6" x 15'3"

**Family Bathroom**  
7'4" x 6'3"

**Bedroom Two**  
15'6" x 7'6"



## FIRST FLOOR

**Bedroom One**  
18'10"x 7'3"

**Dressing room**  
14'6" x 6'11"

**Ensuite**  
7'1" x 4'6"







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. 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.



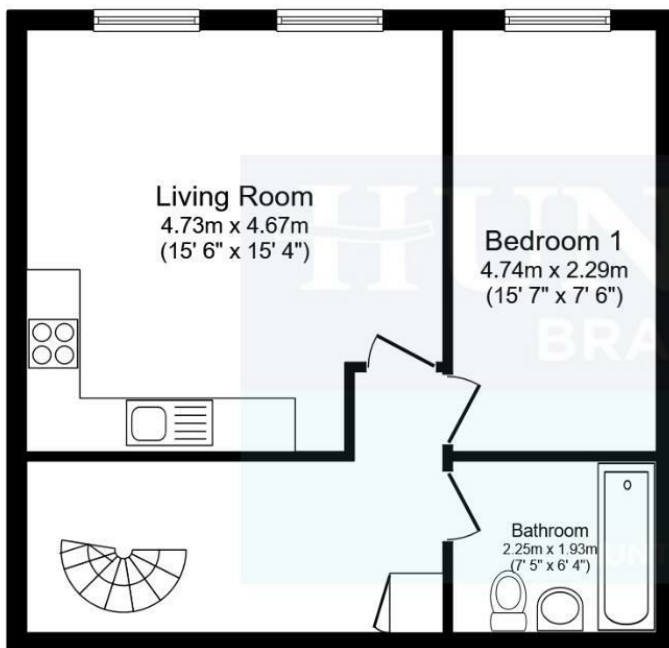




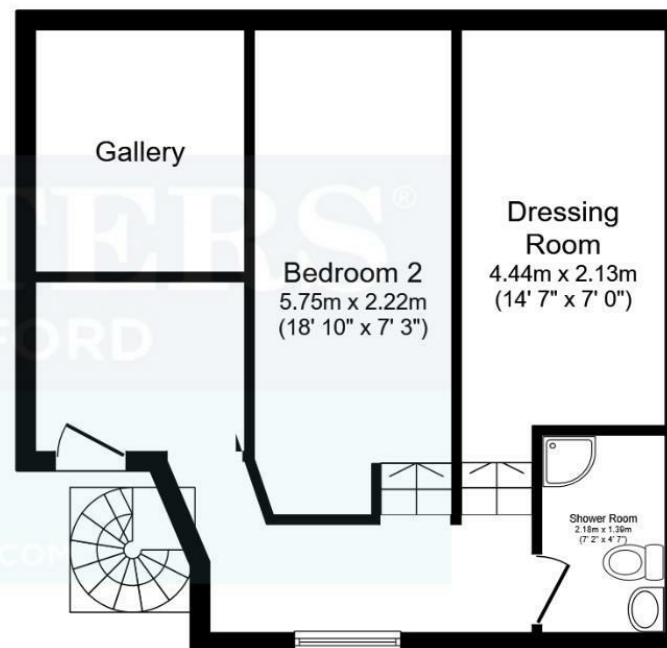








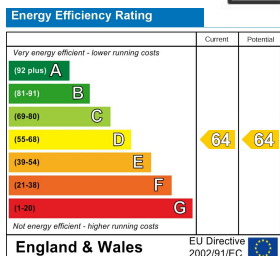
**Ground Floor**  
Floor area 47.7 sq.m. (514 sq.ft.)



**First Floor**  
Floor area 44.1 sq.m. (474 sq.ft.)

**Total floor area: 91.8 sq.m. (988 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <http://www.hunters.com>





**HUNTERS®**  
BRADFORD

HUNTERS.COM