



Silk Warehouse, Lilycroft Road Bradford, West Yorkshire, BD9 5BD

- ** DEPOSIT FREE OPTIONS AVAILABLE **
- IDEAL FOR PROFESSIONALS AND COUPLES AND FAMILIES
- UNFURNISHED
- ALLOCATED PARKING SPACE INCLUDED
- COUNCIL TAX BAND A
- TWO BEDROOM THIRD FLOOR APARTMENT
- ELECTRIC HEATING
- SECURE FOB ENTRY AND LIFT ACCESS
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- EPC RATING GRADE C

£750 Per Calendar Month - Deposit £865 - ** Deposit Free option Available **

Silk Warehouse, Lilycroft Road Bradford, West Yorkshire, BD9 5BD

£750 PER CALENDAR MONTH - DEPOSIT £865 - ** DEPOSIT FREE OPTION AVAILABLE **

Nestled in the heart of Bradford, this charming two-bedroom third-floor flat in the Silk Warehouse on Lilycroft Road is a true gem waiting to be discovered. With a deposit-free option available, this property is perfect for professionals, couples, and families alike.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The flat boasts two cosy bedrooms, offering ample space for a good night's rest. The bathroom provides convenience and comfort, making everyday routines a breeze.

This unfurnished flat features electric heating, ensuring warmth and comfort throughout the year. The secure fob entry and lift access not only provide peace of mind but also add a touch of exclusivity to your living experience. Additionally, an allocated parking space is included, making coming home a stress-free affair.

Conveniently located near local amenities, schools, and excellent transport links, this property offers both comfort and accessibility. Whether you're looking to settle down or seeking a new adventure, this flat caters to your every need.

The council tax band A ensures affordability, while the EPC rating grade C indicates good energy efficiency, keeping utility costs in check.

Don't miss the opportunity to make this wonderful flat your new home. Contact us today to arrange a viewing and experience the epitome of modern living in this vibrant area.

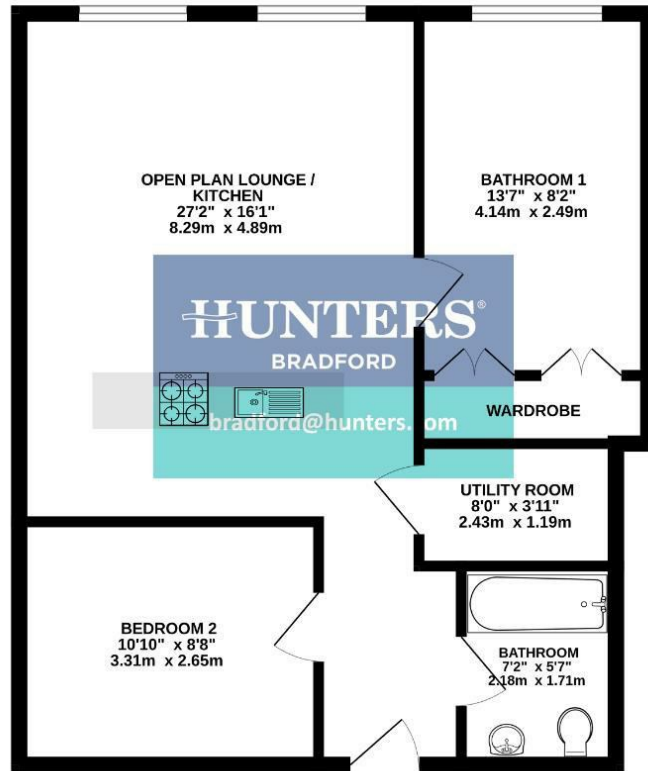
**** Deposit Free Option Available ****

****A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.**





THIRD 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.
Made with Metropix ©2021

Viewing

Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford.lettings@hunters.com <https://www.hunters.com>



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

