

£800 PCM

527 Silk Mill, Lister Mills, Lilycroft Road, BD9 5BE



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A TWO bed 829 Sq Ft FIFTH/SIXTH floor DUPLEX apartment with WALK OUT BALCONY, EAST FACING. The dwelling has an OPEN PLAN living room/kitchen with UPSTAIRS SHOWER room and downstairs MAIN bathroom. The property has TWO GOOD SIZED bedrooms with BUILT IN wardrobes and CAR PARKING. EPC rating 'E'.

GROUND FLOOR

COMMUNAL ENTRANCE With communal entrance door, stairs and lift to all floors.

FIFTH FLOOR

ENTRANCE HALLWAY With recessed spotlights, understairs utility storage cupboard housing the washer dryer. There are stairs to the sixth floor. The floor is in a timber engineered finish.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property

BEDROOM ONE 7' 10" x 15' 1" (2.4m x 4.6m) With a double glazed window facing East with exposed brickwork, recessed spotlights, electric storage heater, fitted wardrobes and the floor is in a timber engineered finish.

BEDROOM TWO 6' 6" x 16' 4" (2.4m x 5m) With a double glazed window facing East with exposed brickwork, recessed spotlights, electric storage heater, fitted wardrobes and the floor is in a timber engineered finish.

BATHROOM/WC 5' 6" x 7' 10" (max) (1.7m x 2.4m (max)) A part tiled to include tiling to the floor, recessed spotlights, heated towel rail and a three piece bathroom suite in white encompassing a low level WC, wash hand basin and a panelled bath with shower over. There is a feature vanity plyth/surround with a good sized mirror. The floor is in tiled slate effect finish.

SIXTH FLOOR

LIVING ROOM 17' 0" x 12' 5" (5.2m x 3.8m) Open plan With double glazed sliding patio doors and fixed window lights leading to the balcony area, recessed spotlights and electric storage heater. The floor is in a timber engineered finish.

SHOWER ROOM 8' 10" x 2' 11" (2.7m x 0.9m) A part tiled room, heated towel rail, and a three piece bathroom suite in white encompassing a low level WC, wash hand basin and an enclosed shower cubicle . The floor is in tiled slate effect finish.





KITCHEN 7' 2" x 12' 5" (2.2m x 3.8m) Open plan To include a range of wall and base units in high gloss grey with roll edged worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, halogen hob with extractor over, electric oven and integrated appliances including fridge, freezer and dishwasher. The floor is in a timber engineered finish.

OUTSIDE

BALCONY 8' 10" x 16' 0" (2.7m x 4.9m) Timber decking to the balcony area and far reaching views.

PARKING With underground parking provision.

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OTHER INFORMATION

UTILITIES Whilst the tenant is responsible for electric, **WATER RATES** are included in the rent.

EPC The EPC rating is 'E'.

COUNCIL TAX Online enquiries confirm the council tax band as 'C' which is £1,973 for 2025/26.

HOLDING DEPOSIT The holding deposit is £184



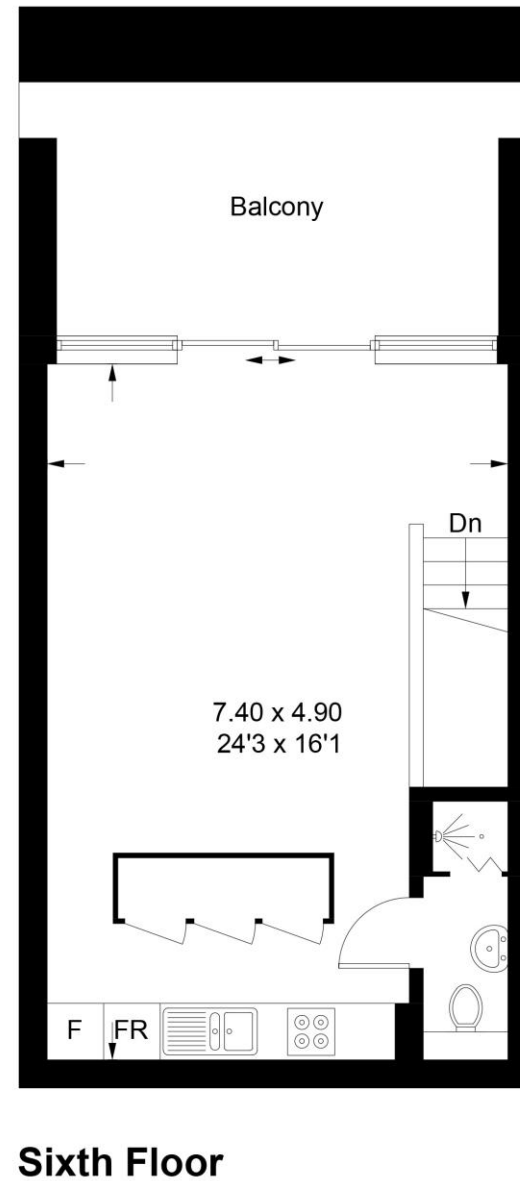
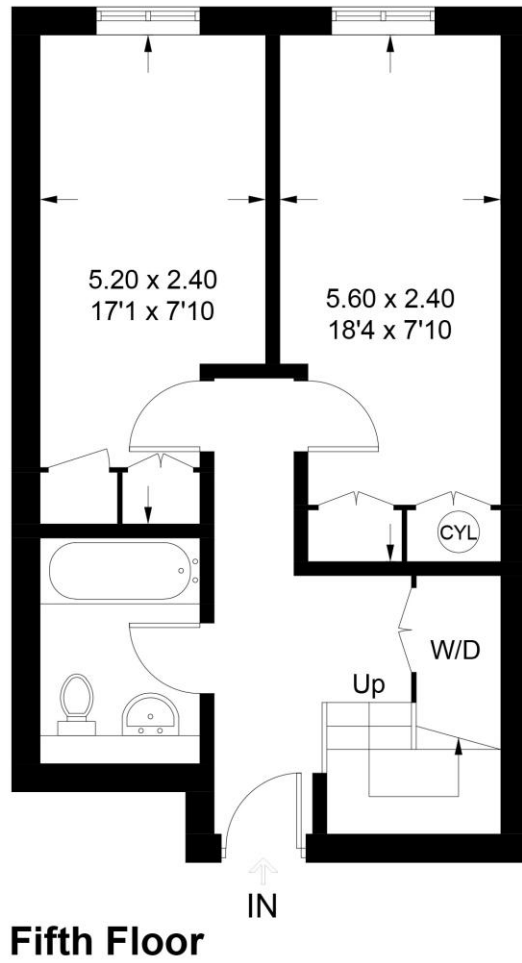
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Approximate Gross Internal Area = 77.0 sq m / 829 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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