



**49 Woolcombers Way, Bradford, BD4 8JJ**  
**£740 Per Calendar Month**

Locate are happy to offer for rent this contemporary apartment, set in a convenient location just off Dick Lane in Bradford.

Built to an exceptional standard, this stunning two bedroom apartment features a superb level of specification, and combines stylish living with modern design.

**Locate**  
The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



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

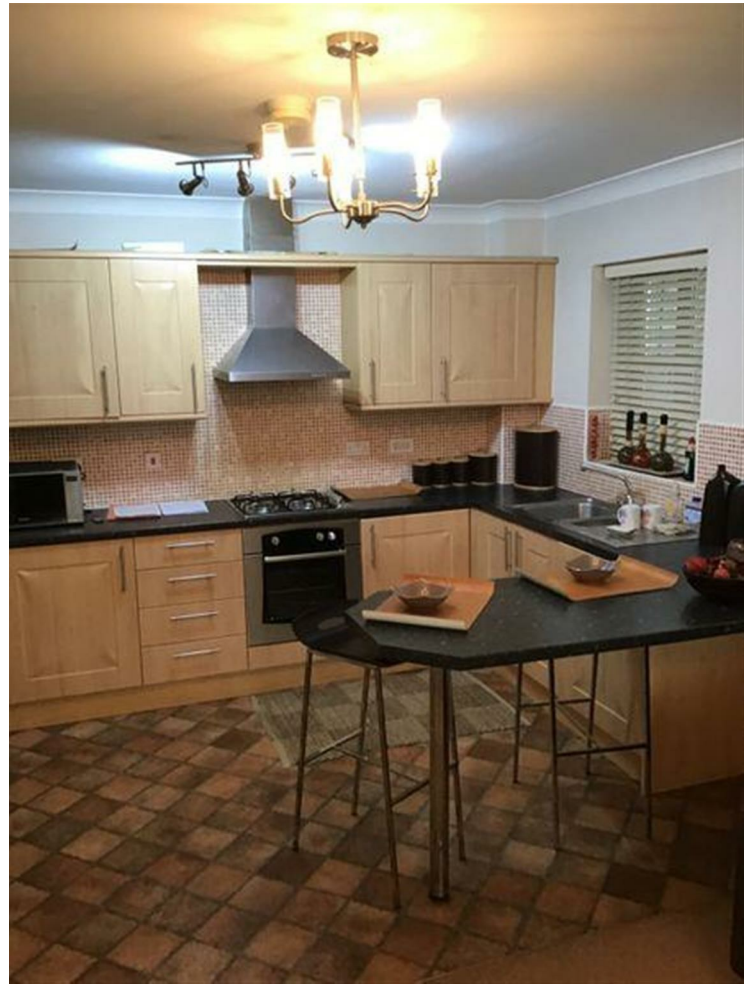
Registered in England & Wales No. 5161728

## ENTRANCE/VESTIBULE

## LOUNGE ANGLE



## KITCHEN ANGLE



Open-plan space with double-glazed feature windows to front, carpeted floors, lights to ceiling, wall heater, TV aerial point, phone point. Fully fitted designer kitchen featuring a range of fitted wall and base units, built-in fridge/freezer, AEG fan oven, ceramic hob and stainless steel extractor unit, stainless steel bowl and a half sink, work surfaces, tiled splashbacks.

## MASTER BEDROOM



## EN-SUITE



Master bedroom has the benefit of a sumptuous en-suite shower room with walk in shower and chrome shower screen.

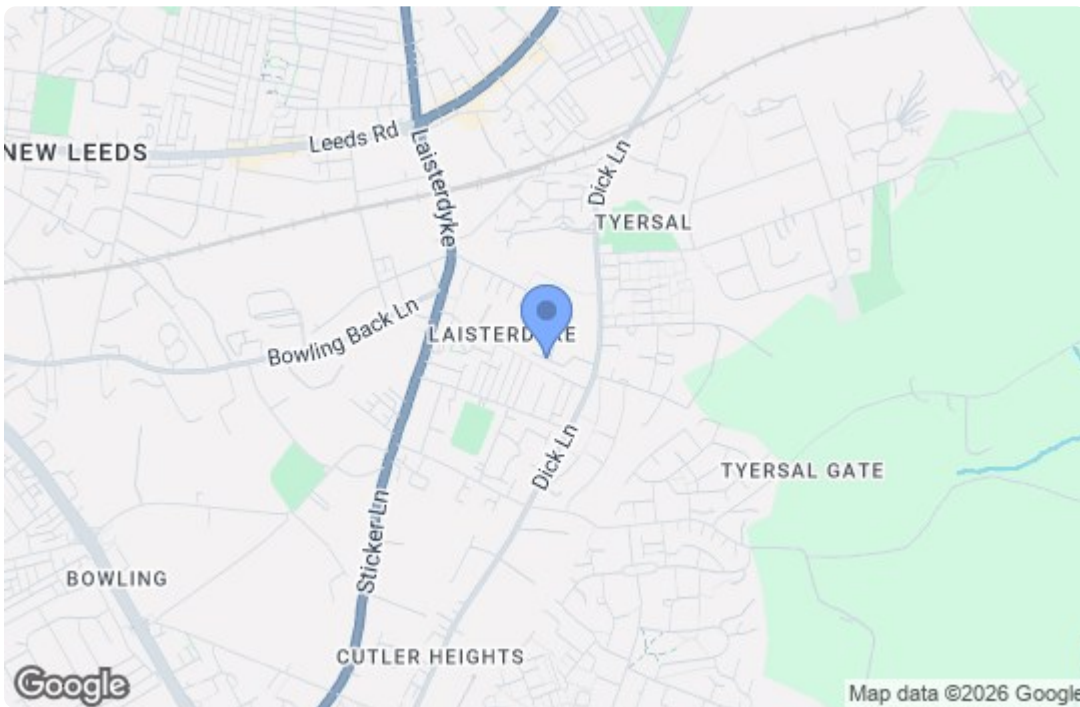
## BEDROOM TWO



With enough room the accommodate a double bed and wardrobe.

## BATHROOM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	