



## Airedale House, Sunbridge Road, Bradford, BD1

£625 PCM

Step inside this modern 2-bedroom, 2-bathroom apartment at Airedale House, located on the First Floor. This beautiful building is home to a range of stunning apartments with an impeccable finish.

The open-plan lounge, dining area and kitchen are spacious and offer the perfect entertaining space. In the kitchen you'll find sleek modern cabinets with integrated oven/hub and stainless-steel extractor fan. You'll also find wood flooring throughout for easy maintenance. The bedrooms are spacious with plenty of natural light and the bathrooms are lovely and neutral.

Outside you'll find Kirkgate Shopping Centre a 5-minute walk away, along with McDonald's, several banks and a cheeky Nando's. There's a wide range of amenities, bars and restaurants in the immediate area which makes this location spot on for those who want to be within the thick of all the action.

This apartment won't be on the market for long. Contact us today to book your viewing.

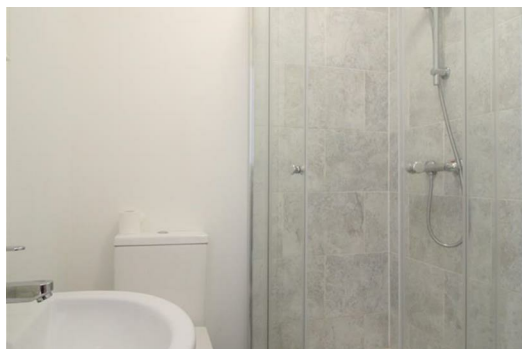
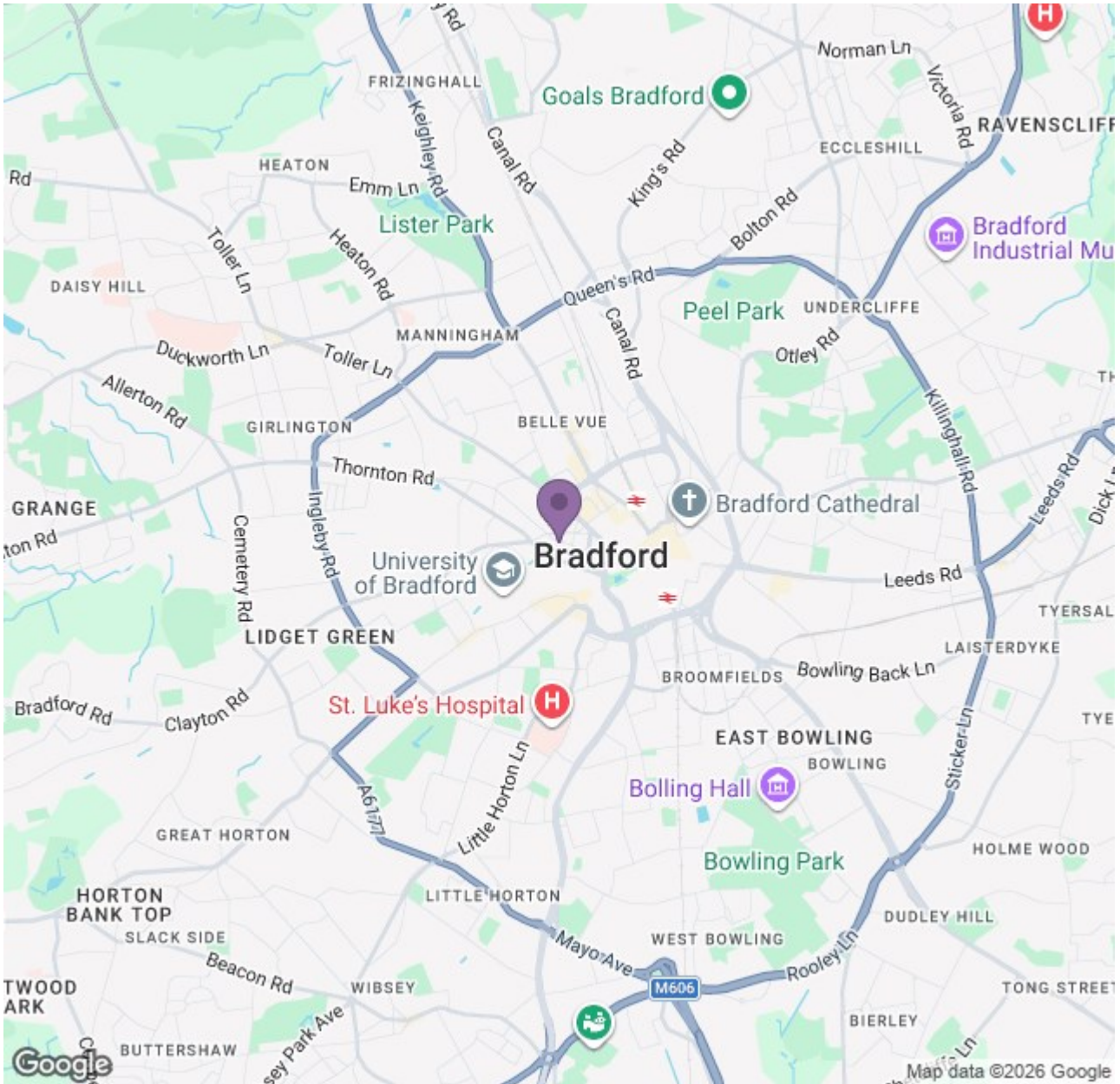
\*Images are for marketing purposes and represent a similar apartment in the building.

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# Ascend

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| Energy Efficiency Rating |       | Environmental Impact (CO <sub>2</sub> ) Rating |       |
|--------------------------|-------|--|-------|
| Band                     | Score | Band   | Score |
| A                        | 92    | A  | 69    |
| B                        | 81    | B  | 55    |
| C                        | 69    | C  | 47    |
| D                        | 55    | D  | 32    |
| E                        | 43    | E  | 22    |
| F                        | 31    | F  | 15    |
| G                        | 21    | G  | 10    |

England & Wales