



**Apartment 9, The Velvet Mill Lilycroft Road, Bradford, BD9 5BQ**  
**£575**

Locate are pleased to offer this well proportioned studio apartment on the first floor of this beautiful award winning mill conversion, situated approximately 1.5 Miles from Bradford City Centre & short walk to Frizinghall Station with direct links to Leeds & Bradford. The apartment is set over 357 sq ft. and comprises entrance hall, spacious living room/Kitchen area with wooden floors, modern bathroom and a unique raised mezzanine bedroom . Velvet Mills, benefits from spacious living accommodation, lift service, communal courtyard, and is nestled conveniently between Lister Park.

**Locate**  
The Property Experts

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Registered in England & Wales No. 5161728

**Open Plan Lounge/Kitchen**



**Bedroom**



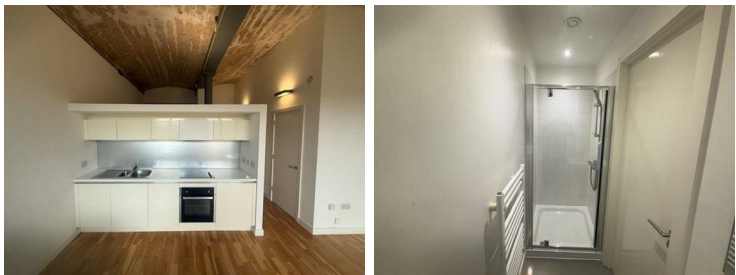
**Angle 1**

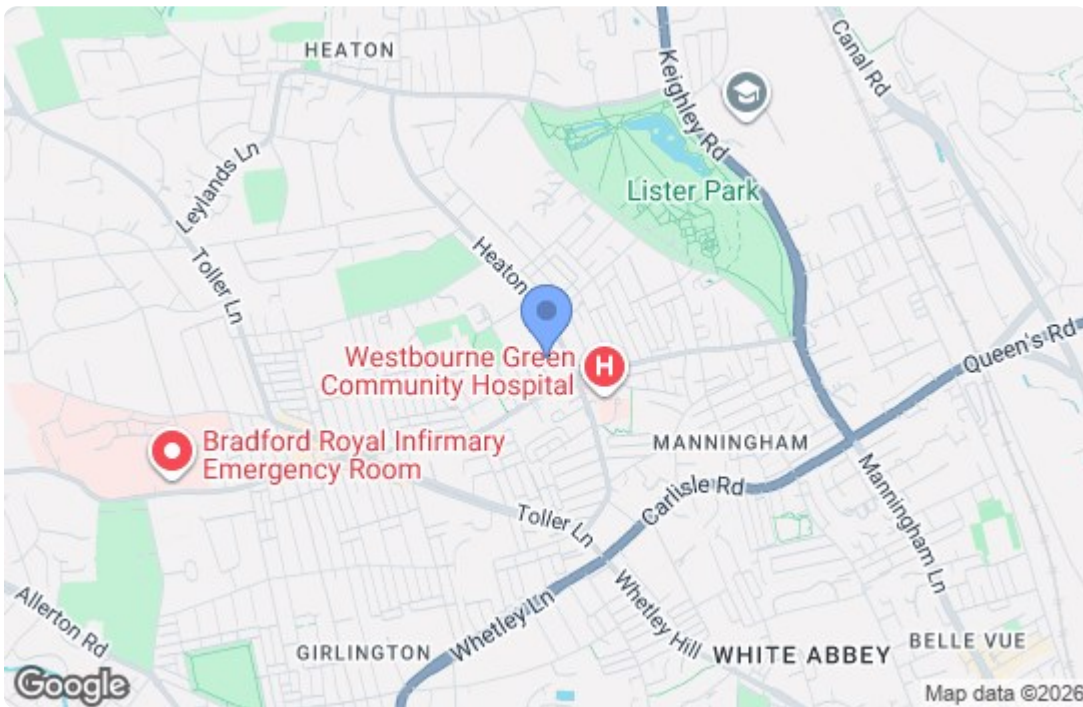


**Shower Room**



**Angle 2**





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>			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	