



**Colonial Building 135 - 139 Sunbridge Road, Bradford, West Yorkshire BD1 2NB**  
**£700 Per Month**

Welcome to this charming flat located in the heart of Bradford, specifically at Colonial Buildings on Sunbridge Road. This delightful property features one spacious reception room, one comfortable bedroom, and a well-appointed bathroom, making it an ideal choice for individuals or couples seeking a convenient urban lifestyle.

The flat has been thoughtfully redecorated throughout, providing a fresh and inviting atmosphere. New carpets have been fitted in both the bedroom and study, ensuring a cosy and comfortable environment. Additionally, the lounge and bathroom boast new linoleum flooring, which adds a modern touch to the overall aesthetic.

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The Property Experts

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## ENTRANCE/VESTIBULE

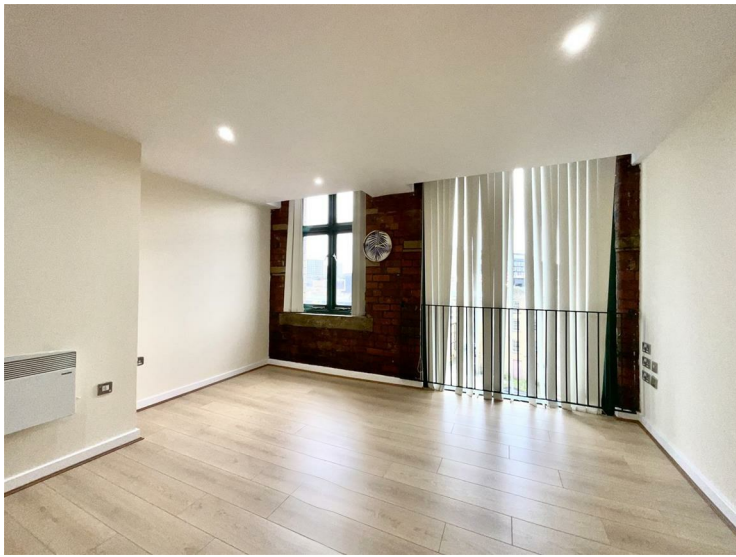


## BEDROOM ONE



Furnished with a large mirrored wardrobe.

## OPEN PLAN LOUNGE/KITCHEN



Modern kitchen with integrated appliances.

## ANGLE TWO



Furnished with a sofa and coffee table.

## ANGLE TWO

## BEDROOM TWO/STUDY



## BATHROOM



Three piece bathroom suite comprising of; bath, wash hand basin and wc.

## KITCHEN





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Bradford  
BD1 2NB



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>		80	83
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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			