



**Apt 4 City Mills 20-22 Mill Street, Bradford, West Yorkshire BD1 4AB**  
**Asking Price £49,000**

**PUBLIC NOTICE**

Apt 4 City Mills, 20-22 Mill Street, Bradford, BD1 4AB.

We are acting in the sale of the above property and have received an offer of £42,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

SERVICES AND APPLIANCES HAVE NOT BEEN TESTED

**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**

5'11" x 8'8" (1.80 x 2.64)



**BEDROOM ONE**

11'5" x 8'3" (3.48 x 2.51)



**OPEN PLAN LOUNGE**

15'8" x 14'10" (4.78 x 4.52)



**EN-SUITE**

5'11" x 4'11" (1.80 x 1.50)



**KITCHEN VIEW**



**BEDROOM TWO**

7'1" x 7'7" (2.16 x 2.31)



## BATHROOM

7'0" x 5'5" (2.13 x 1.65)



## EXTERIOR



## ANGLE TWO

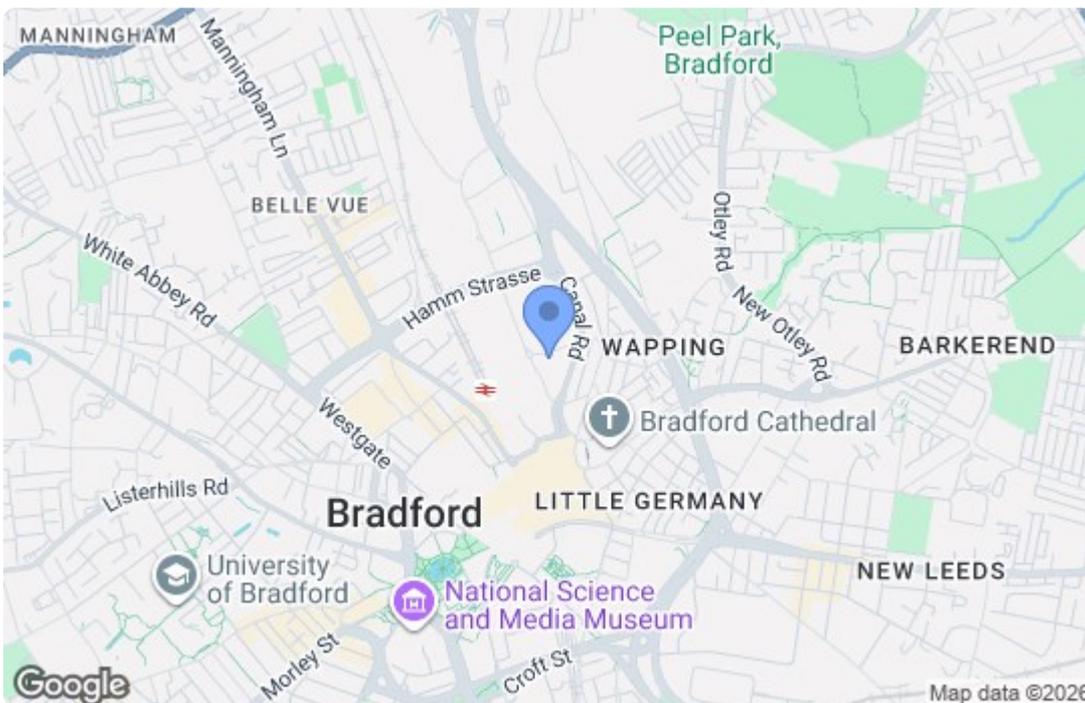


## SERVICE CHARGE INFORMATION

Ground rent - £275.25

Service Charge Information - £1791.72

103 years remaining on lease



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>		53	70
(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	