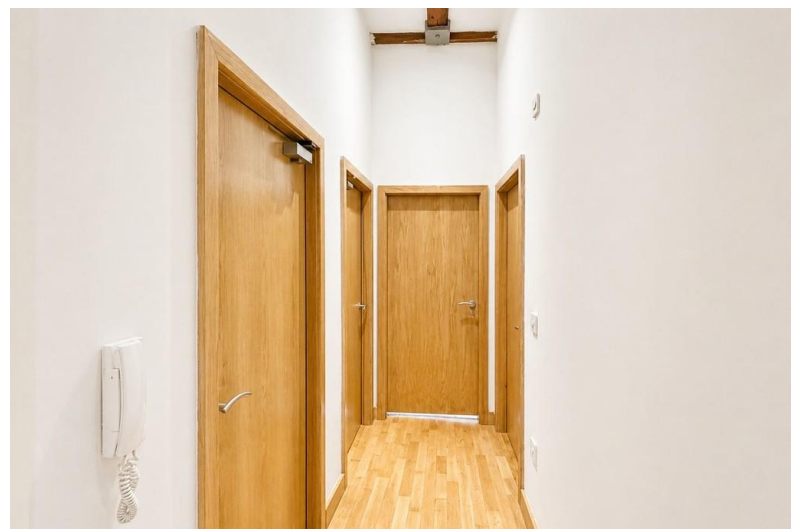


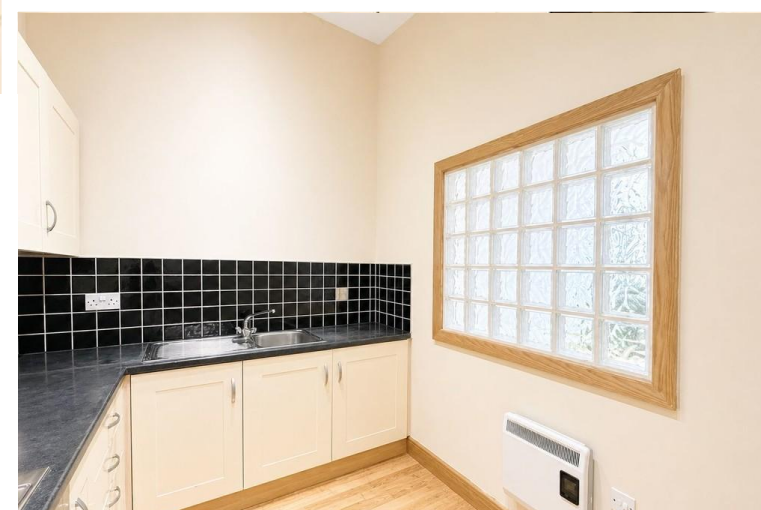


## 19 Broadgate House

- ONE BEDROOM APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR PROFESSIONALS
- LOCATED IN BRADFORD CITY CENTRE

**Offers Over £55,000**  
EPC Rating '56'





## Property Description

### DESCRIPTION

A stylish and well-presented one-bedroom apartment located in the heart of Bradford City Centre, offering modern city living within the characterful and highly sought-after Broadgate House.

The spacious apartment features a bright open-plan living area with impressive high ceilings, exposed brickwork, and large feature windows that flood the space with natural light, creating a contemporary loft-style feel. The modern fitted kitchen offers ample storage, integrated oven, hob, extractor and generous worktop space, ideal for both everyday living and entertaining.

The double bedroom is well-proportioned and benefits from attractive exposed brick detailing. The bathroom is finished to a good standard with a full-size bath, overhead shower, wash basin and WC. The apartment also benefits from a welcoming entrance hallway, secure entry system, lift access and a well-maintained communal entrance.

Perfectly positioned within walking distance of Bradford interchange, Forster Square Station,



Broadway shopping Centre, restaurants, bars and local amenities, this property is ideal for professionals, first-time buyers, or investors seeking strong rental potential in a prime central location.

#### KITCHEN

The modern fitted kitchen is stylish and practical, offering a range of wall and base units with ample storage space, generous worktop surfaces, integrated oven and electrical hob with stainless steel extractor hood, and a stainless steel sink with drainer. Finished with contemporary black tiled splashbacks and high ceilings that enhance the sense of space, the kitchen provides a bright and functional area ideal for everyday cooking and entertaining.



#### LIVING ROOM

The spacious living room is a standout feature of the apartment, offering high-ceilings, exposed brickwork and large feature windows that flood the space with natural light. The characterful wooden beams and modern flooring create a stylish blend of charm and contemporary living, providing the perfect space for both relaxing and entertaining. With ample room for lounge and dining furniture, this bright and airy living area is ideal for city centre living.

#### BEDROOM

This well-proportioned double bedroom offers a bright and comfortable retreat, featuring a large window that allows plenty of natural light to flow through, along with attractive exposed brickwork that adds character and charm. The room provides ample space for bedroom furnishings and benefits from a neutral decor, creating a warm and inviting atmosphere ideal for rest and relaxation.

#### BATHROOM

The modern bathroom is finished to a good standard and offers a clean, bright space with a contemporary white three-piece suite comprising a panelled bath with shower and glass screen, hand wash basin and low-level WC. Complemented by stylish tiled walls, practical flooring and useful built in shelving, the bathroom provides both comfort and functionality for everyday living.



## PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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**CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?***

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Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		