



Apt 15 Behrens Warehouse 26 East Parade, Bradford, BD1 5HD
£725 PCM

A well presented 2 bedroom apartment situated in this popular development, benefiting from a large living quarter. The property is located in the popular Little Germany area of the city close to all its associated amenities including bars & restaurants. This apartment includes a high specification Kitchen and master bedroom having the benefit of an ensuite bathroom. Features include wet programmable central heating, hardwood flooring, large feature sash windows with secondary aluminium glazing. The property also benefits from easy access to the Railway Station & M.1 link roads, Universities & Central Hospitals.

Available from 25th March 2026.

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ENTRANCE/VESTIBULE



LOUNGE ANGLE



LOUNGE/DINER

27'9" x 12'3" (8.46 x 3.73)



With a modern range of wall and base units, integrated electrolux oven, hob and washer dryer with part tiled surround. Hardwood flooring throughout.

Feature sash windows with secondary aluminium glazing with views facing East Parade. Extras include fitted roller blinds and venetian blinds. Central heating radiator.

BEDROOM ONE

8'6" x 15'9" (2.59 x 4.80)



Master bedroom with fitted cherry oak double wardrobe, double glazed sash window with secondary aluminium glazing with fitted roller and vertical blinds. Central heating radiator. Fitted carpets.

ENSUITE

5'7" x 5'5" (1.70 x 1.65)



Three piece shower suite comprising of; fitted shower cubicle, which is fully tiled, wash hand basin and w.c and heated heated towel rail. Mounted extractor fan.

BEDROOM TWO

11'10" x 5'7" (3.61 x 1.70)



With fitted cherryoak wardrobe and L shape study table, central heating radiator and sash window benefitting from secondary aluminium glazing. Extras include fitted vertical blinds and roller blinds. Fitted carpets. Door access from the main corridor and side door access into the lounge.

STORAGE CUPBOARD

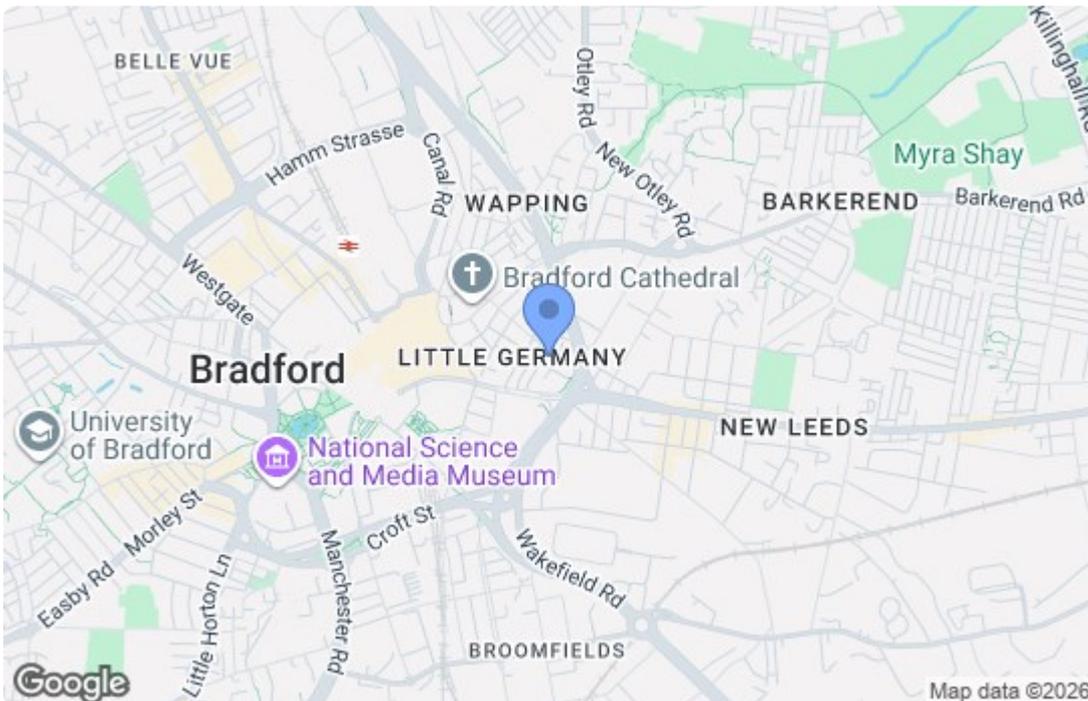
With fitted shelving and rails.

HOUSE BATHROOM



With three-piece suite in white comprising of: bath, wash hand basin and w.c. Heated towel rail and extractor fan to ceiling.

LOUNGE ANGLE 2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	