



30 Behrens Warehouse, Bradford, BD1 5HD
£750 PCM

A splendid two bedroom third floor apartment of approximately 765sqft situated in the exclusive Behrens Warehouse development, located in the sought after Little Germany area of the city, close to all associated amenities including bars and restaurants. The apartment has full central heating (electric), feature sash windows, a high specification throughout with fitted kitchen, integrated appliances and laminate flooring. The property also benefits from easy access to the Railway Station & M1 link roads, Universities and Central Hospitals, and also has the benefit of a secure car-parking space.

This property is UNFURNISHED.

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ENTRANCE/VESTIBULE



American white oak veneer door to hallway with wood effect laminate flooring. Built in cupboard housing the hot water system.

OPEN-PLAN LOUNGE/KITCHEN

22'10" x 13'8" (6.96 x 4.17)



Spacious open plan lounge/dining area with laminate flooring throughout, two large sash windows with fitted roller blinds, t.v and telephone connection points. Security intercom phone.

CONT....

Modern kitchen incorporating a comprehensive range of units in a shaker style cherry finish which incorporate a stainless steel sink with mixer tap which is set into work surfacing which extends to both sides with tiled surrounds. A range of base units with drawer panck and a matching range of wall units. In addition there are built in appliances which comprisea stainless steel four ring hob with built under Electrolux stainless steel electric fan assisted oven with stainless steel cooker hood with extractor fan and lighting. There is also an integrated fridge freezer.

BEDROOM ONE

17'10" x 10'10" (5.44 x 3.30)



With feature sash window providing ample light, with roller blind. Central heating radiator. Telephone and T.V point. Beige fitted carpet.

ANGLE TWO



BEDROOM TWO

13'10" x 10'10" (4.22 x 3.30)



'Hansgrohe' chrome mixer taps and low flush WC. Electric tower rail. Shver point. Ectractor fan. Sandstone tile effect flooring.

With two feature sash window providing ample light, with fitted roller blind. Double radiator. Beige fitted carpet.

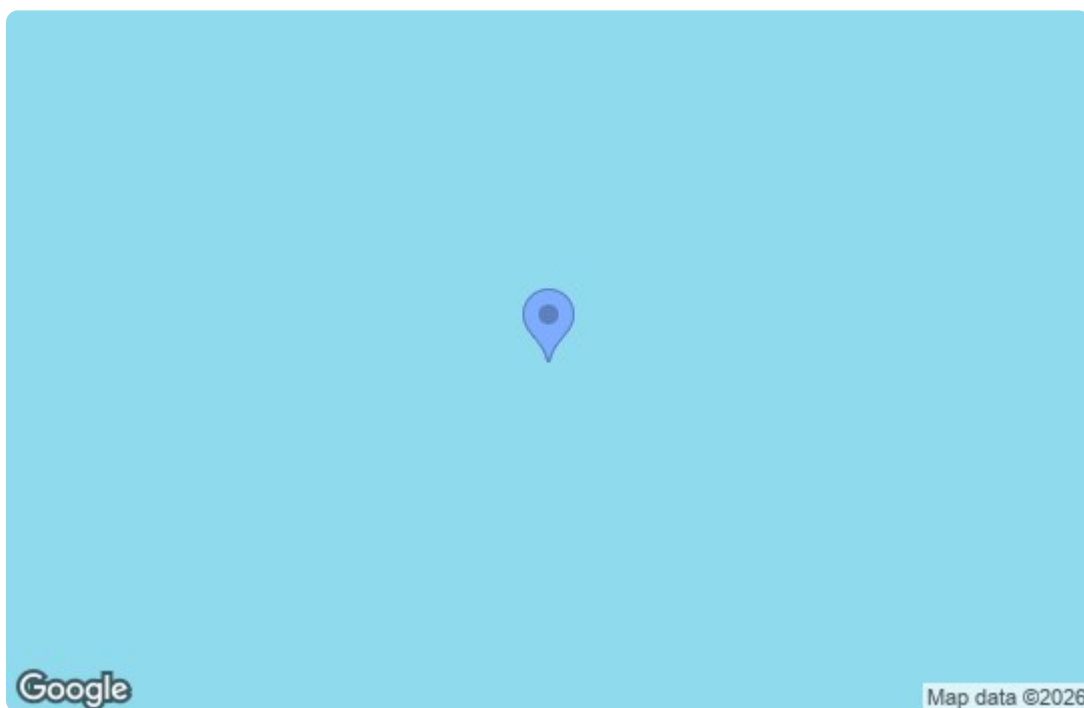
ANGLE TWO



BATHROOM



Partly tiled and having a white 'Roca' suite comprising a panelled bath, with shower over, pedestal wash hand basin with



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	52
(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		
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