



Apt 328 Silk Warehouse Lilycroft Road, Bradford, West Yorkshire BD9 5BD
O.I.R.O £55,000

CASH BUYERS ONLY

Locate are delighted to offer for sale this two bedroom apartment in the fabulous Silk Warehouse at Lister Mills.

Originally built in 1838 & once the world's largest silk mill, Lister Mills is a stunning collection of Grade II* Listed mills and warehouses dominating the Bradford skyline. Completed in 2006, Silk Warehouse created 131 new homes.

Locate
The Property Experts

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ENTRANCE/VESTIBULE



BEDROOM TWO



OPEN PLAN LOUNGE/KITCHEN



BATHROOM



KITCHEN ANGLE



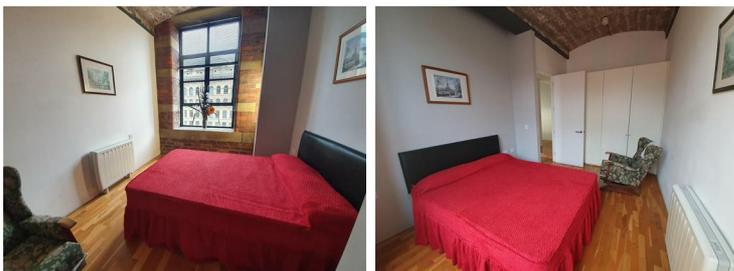
Service Charge Information

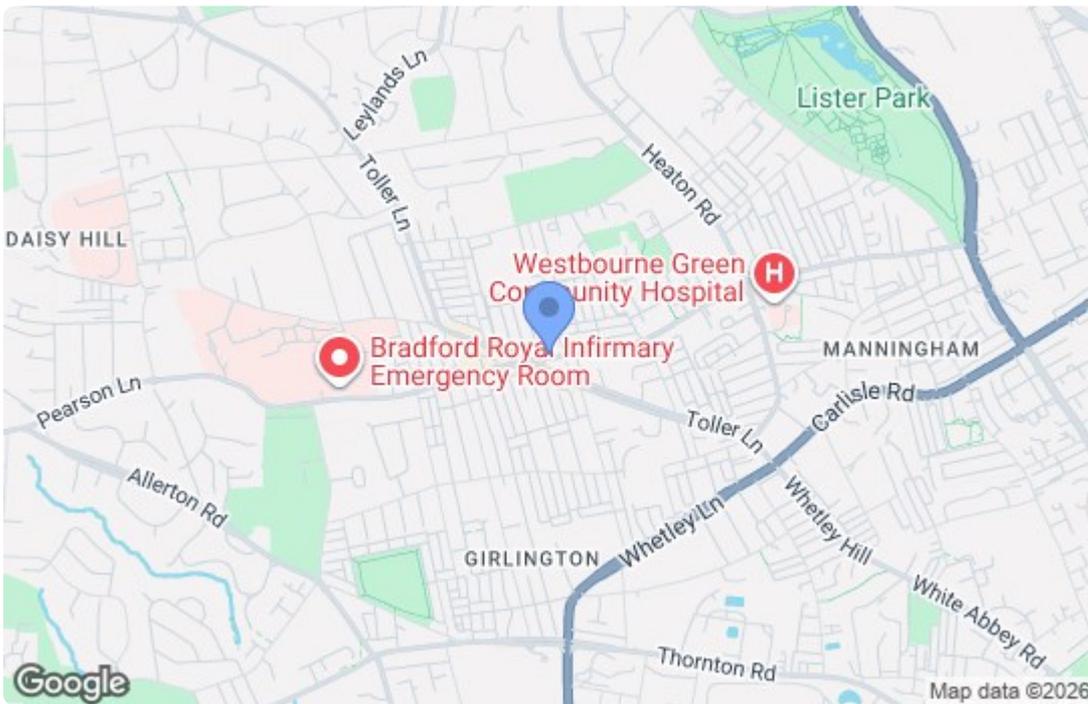
We have been advised of the following charges -

Ground rent £337 pa with uplift in 2026

Service charge £2650.64 based on unit size and type (Type R) and for last two years they have worked within budget. Water included.

BEDROOM ONE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(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		70	70
(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	