



**72 Broadgate House, Bradford, West Yorkshire BD1 4QQ**  
**£600 PCM**

Offered for RENTAL is this well presented top floor FURNISHED one bedroom plus study apartment situated off Manor Row in the heart of Bradford town centre. The property is a 3-5 minute walk to The Broadway Shopping Centre and is a 2 minute walk from Forster Square train station. Briefly comprising of entrance hall, lounge, kitchen, bedroom, study area and bathroom with mixer shower.

Available from 10th August 2026

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### ENTRANCE/VESTIBULE



### MASTER BEDROOM

10'2" x 11'10" (3.10 x 3.61)



### OPEN PLAN LOUNGE/KITCHEN

20'3" x 11'1" (6.17 x 3.38)



Twin internal doors with window panels open to the lounge, natural light provided by main window. Dimplex convector heater. Furnished with double bed and accessories, twin wardrobe and ample shelving.

### STUDY ROOM



Fantastic modern kitchen with granite effect worktops and cream shaker base and wall units, integrated washer dryer and SMEG four burner chrome hob with oven and chrome extractor fan. Dimplex convector radiator.

### CONT....

7'1" x 9'11" (2.16 x 3.02)

Open plan lounge with solid wood flooring exposed red brick and wooden beams.

### ANGLE TWO



## BATHROOM



Modern white bathroom comprising of; bath,wc, opaque wash hand basin and mixer shower. Lino flooring, glass wall cabinet, mirror and towel rail included.

## KITCHEN AREA



