



Apt 72 Colonial Buildings 135-139 Sunbridge Road, Bradford, BD1 2NB
£725 PCM

Available to RENT is this luxury two bed Penthouse apartment, south facing in the Goitside quarter of the city within the Grade two listed Colonial Building on Sunbridge Road. Benefitting from Split level space with master bedroom to the 1st floor inc Ensuite facilities and rustic features provided by wooden beams. To the ground floor the 2nd bedroom provides ample space and natural light inc TV and media connections. Fully Equipped lounge with integrated appliances inc D/W & W/D. Media out via Virgin. A separate family bathroom with four piece suite features.

Parking Included

Available Now!!!

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The Property Experts

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ENTRANCE/VESTIBULE



Living accommodation with laminate flooring, chrome light switches, spotlights, electric Dimplex radiator and Smoke Alarm. Spiral Staircase to right side providing Mezzanine accommodation.

OPEN PLAN LOUNGE/KITCHEN

17'5" x 14'3" (5.31 x 4.34)



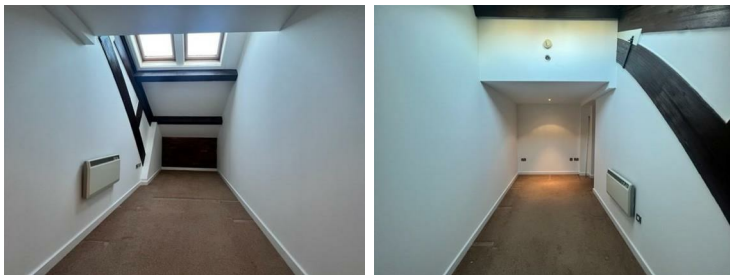
Ample natural light provided through skylight veluxes x 4 with fitted scroll down blinds. Laminate flooring throughout and minimalist decor providing modern living accommodation. Recessed spotlights, chrome switch sockets and TV I/O, telephone connection (ADSL available). Wall mounted Electric Dimplex radiators. Exposed polished wood beams provide the period features and resonance of loft living.

KITCHEN

Modern base units and fittings beech effect, with fully tiled creme splashback. Furnished appliances including Dishwasher, washing machine and Double Fridge / Freezer. Chrome electric oven & Hob with extractor hood. Ceiling mounted Smoke alarm. Benefitting from upgraded touch electric inset hob and glass extractor unit.

BEDROOM TWO

19'4" x 8'4" (5.89 x 2.54)



New fitted beige carpets, Skylight Velux x 2 providing ample natural light. Electric sockets and TV I/O. Telephone point. Dimplex electric radiator. Spotlights. Period features provided by the exposed polished beams.

BATHROOM



Carpeted throughout. Three piece white suite with chrome mixer shower and shower screen. Mirror unit above the sink, Fully tiled bathroom splashback around the bath. Extractor fan and wall munter heater, plus chrome heated towel ring. Extras fitted include toothbrush holder and roll holder.

UPPER FLOOR ACCOMMODATION



Feature spiral staircase leads to the upper floor accommodation. Fitted ceiling smoke detectors.

MASTER BEDROOM

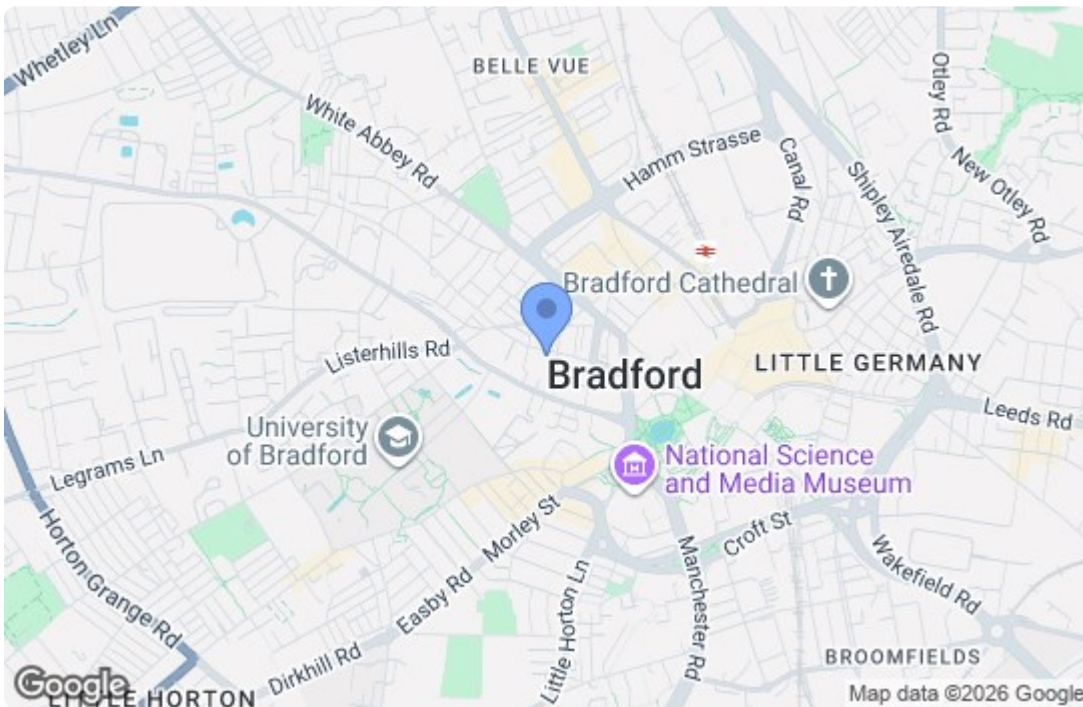
22'1" x 17'0" (6.73 x 5.18)

New fitted beige carpets, Skylight veluxes x 6 with fitted scroll down blinds provide ample natural light. Electric sockets and TV I/O. Telephone point. Dimplex electric radiator. Recessed Spotlights. Fantastic loft living complemented with exposed polished beams and favourable living accommodation. Extras include a number of fitted wall lights.

ENSUITE



Three piece white shower suite with chrome mixer shower and corner cubicle. Mirror unit above sink. Extractor fan and chrome heated towel ring. Extras include toothbrush holder and roll holder. Fitted mirror above sink.



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		
(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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