

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	58	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274621625
lettings@wwstateagents.com



Directions



Peckover Street, Bradford, West Yorkshire BD1 5BD
£695 Per Calendar Month

9 The Green, Idle, Bradford, BD10 9PT | 01274621625 | lettings@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Stylish Duplex Apartment with Beams, Brickwork & City Views

**** AVAILABLE NOW ** STYLISH DUPLEX APARTMENT – FULL OF CHARACTER ** TWO DOUBLE BEDROOMS – ONE MEZZANINE ** LIGHT & SPACIOUS OPEN PLAN LIVING ** GRADE II LISTED MILL CONVERSION ** ALLOCATED PARKING ** CITY CENTRE LOCATION**

This beautifully presented two bedroom duplex apartment combines period charm with modern style. Set in a stunning Grade II Listed converted mill, it's perfect for those seeking something unique in the heart of the city.

Step inside to a bright, open plan living/kitchen area with original beams, exposed brickwork and large feature windows filling the space with natural light. The kitchen is sleek and fully fitted with contrasting worktops, tiled splashbacks, electric oven and hob, stainless steel sink and integrated washing machine.

The lower level also offers a spacious second double bedroom with feature brickwork, plus a modern bathroom with a white three piece suite, shower over bath and full tiling.

Upstairs on the mezzanine, the master bedroom boasts vaulted ceilings, character beams and metal balustrades – a real statement space.

Externally, there's secure gated parking with an allocated space.

The location couldn't be better – Bradford Interchange, The Broadway shopping centre, restaurants, bars and cultural venues are all just a short walk away.

CHARACTER, STYLE & LOCATION – A RARE CITY LIVING OPPORTUNITY

| Rent £695 | Bond £695 | Holding Deposit £160 | Council Tax Band D | EPC D |



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Services

Rating authority
Borough Council Tax Band D

Tenure