



**Apt 321 The Velvet Mill Lilycroft Road, Bradford, West Yorkshire BD9 5BD**  
**£550 PCM**

A studio apartment set in this award winning Lister Mills conversion. Alarmed apartment comprises of entrance hallway, lounge with luxury kitchen area, open plan living. Engineered wooden flooring. Kitchen area comes with stainless steel sink and drainer unit with mixer tap over, electric hob and oven with extractor fan over and integrated appliances to include fridge and freezer. Bathroom: part tiled room to include tiling to the floor, heated towel rail, WC, wash hand basin and shower cubicle. Indesit washer/dryer. Electric storage heater and double glazed windows and has been finished to the highest of standards. Water rates included.

Available Now !!

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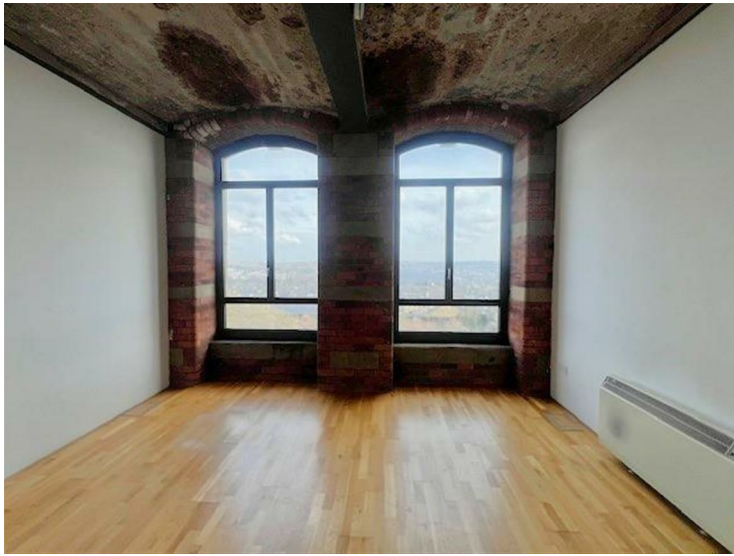
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**OPEN PLAN KITCHEN/LOUNGE**



**SHOWER ROOM**



**ANGLE TWO**



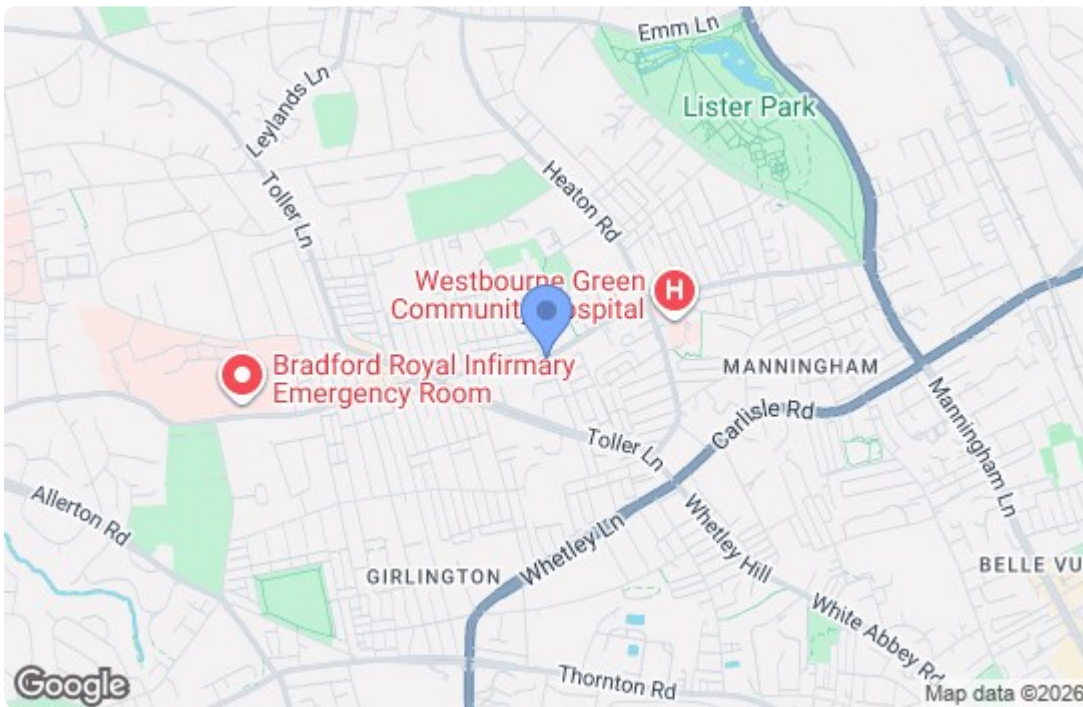
**FAR REACHING VIEWS**

**ENTRANCE / HALLWAY**



**BEDROOM**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		