



**711 Velvet Mill Pods , Lilycroft Road, Bradford, West Yorkshire BD9 5BR**  
**£1,045 PCM**

Welcome to the exquisite Velvet Mills Penthouse, a remarkable flat that offers a unique blend of modern living and breathtaking views. This stunning rooftop penthouse features a spacious open-plan living area, perfect for entertaining guests or enjoying a quiet evening at home. The large reception room is bathed in natural light, creating a warm and inviting atmosphere.

The property boasts two well-appointed bedrooms, each designed with comfort in mind. With two stylish bathrooms, morning routines will be a breeze, providing both convenience and privacy.

One of the standout features of this penthouse is the twin balconies, which offer the perfect spots to relax and take in the stunning views of the surrounding area. Whether you are sipping your morning coffee or enjoying

**Locate**  
The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



[www.locatehomes.co.uk](http://www.locatehomes.co.uk)

Registered in England & Wales No. 5161728

**ENTRANCE/VESTIBULE**



**BEDROOM TWO**



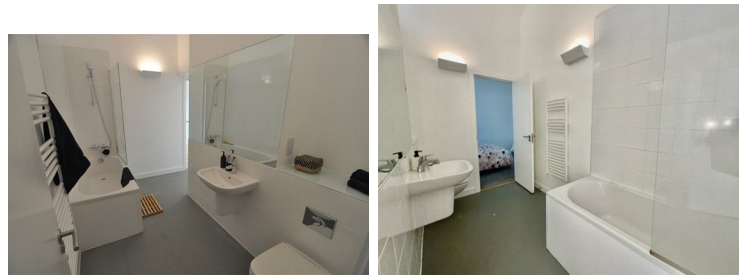
**OPEN PLAN LOUNGE**



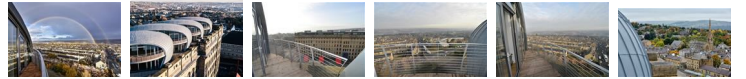
**BEDROOM ONE**



**JACK & GILL BATHROOM**



**EXTERNAL VIEW**



**EN-SUITE**



**DINING AREA**



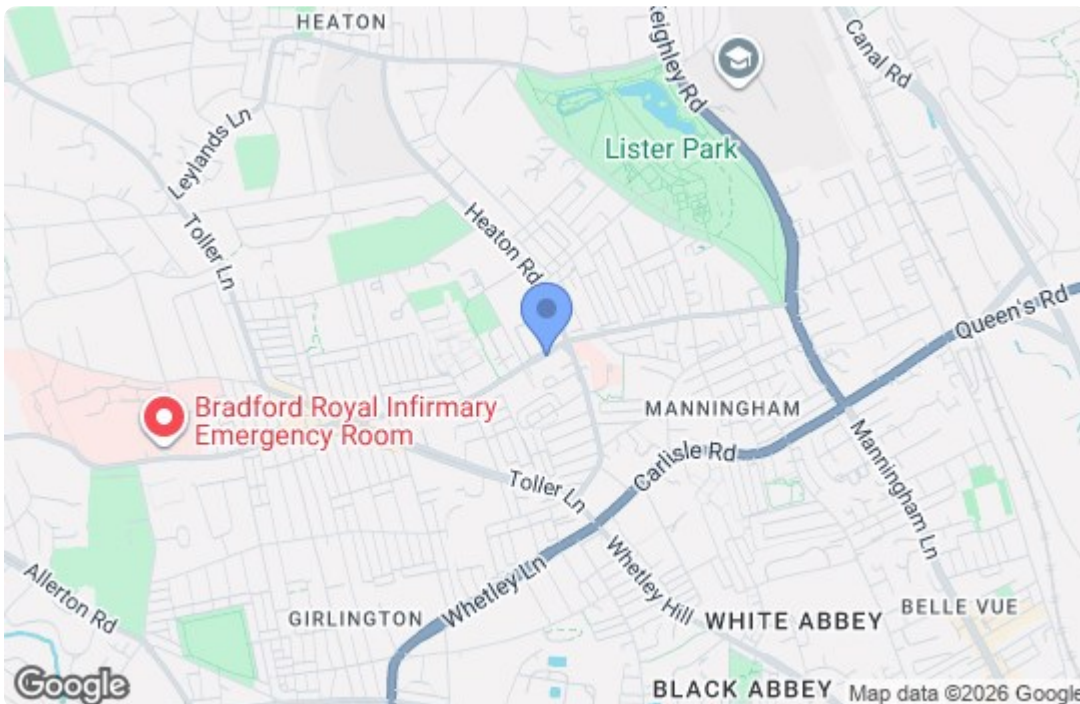
**KITCHEN**





**Locate**  
The Property Experts

The Velvet Mill  
Lilycroft Road  
Bradford  
BD9 5BR



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>			
(55-68) <b>D</b>		67	67
(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>		EU Directive 2002/91/EC	
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>		EU Directive 2002/91/EC	

**Locate**  
The Property Experts