



**711 Velvet Mill Pods , Lilycroft Road, Bradford, West Yorkshire BD9 5BR**  
**£925**

Meet the majestic & beautifully restored ROOFTOP Grand Design Dual Aspect Penthouse a stunning window into the future of Bradford. If an apartment could be a car, this fabulous boutique two bedroom - one bathroom would be within the luxurious range with combination of a silky smooth ride, effortless performance & beautifully crafted interior! From the two super stylish luxury bedrooms with sink your-feet carpets , the clean cut en-suite to the wonderful master bathroom & discrete storage in the airy corridor, this is the perfect luxury pad. A spacious lounge showcases the superb aspect leading to two spacious rooftop terraces , glistening 'wow' factor kitchen & wonderful relax & recreation centre, creating the heart of this home. Available from 29th August 2020

# Locate

The Property Experts

**Locate Properties UK LTD**

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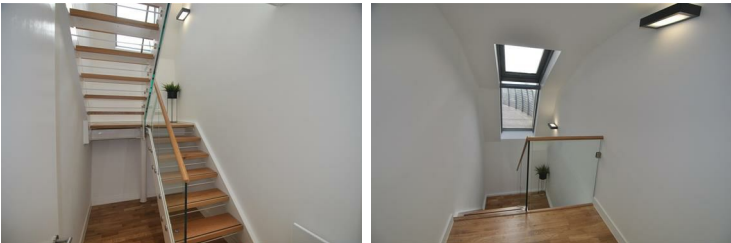
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**ENTRANCE/VESTIBULE**



**OPEN PLAN LOUNGE / KITCHEN**



**BEDROOM ONE**



**EN-SUITE**



**BEDROOM TWO**



**JACK & GILL BATHROOM**



**EXTERNAL VIEW**



**DINING AREA**



**SERVICE CHARGE INFORMATION**

We are advised current annual service charge £2817.04 & ground rent of £340.1p annually remaining term of Lease TBC.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC