



**Eastbrook Hall Leeds Road, Bradford, West Yorkshire BD1 5AE**  
**£900 PCM**

Welcome to Eastbrook Hall, a delightful flat located on Leeds Road in Bradford. This charming property boasts two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

Upon entering, you will appreciate the fresh and inviting atmosphere, as the flat has been freshly painted throughout. The new fitted kitchen is a standout feature, equipped with a brand-new oven, hob, and kitchen extractor hood, perfect for those who enjoy cooking and entertaining. The addition of new carpets in both bedrooms enhances the overall comfort and aesthetic of the home.

**Locate**  
The Property Experts

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**ENTRANCE/VESTIBULE**



**BEDROOM ONE**



**OPEN-PLAN LOUNGE/KITCHEN**



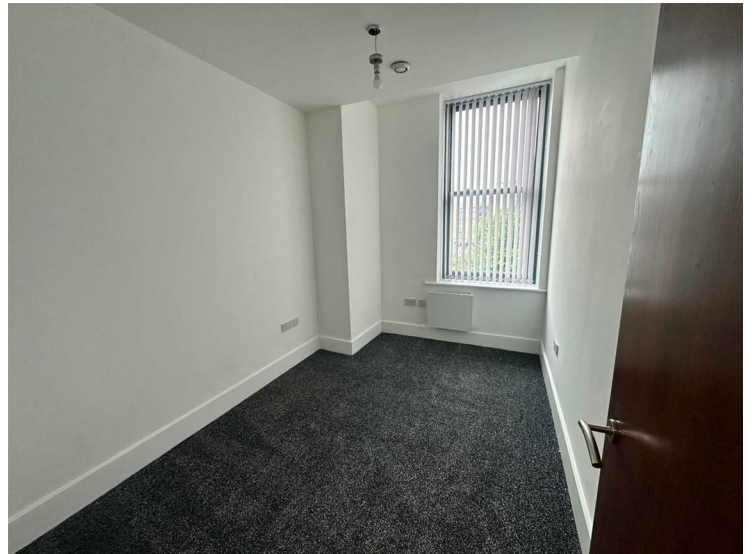
**EN-SUITE**



**ANGLE TWO**



**BEDROOM TWO**

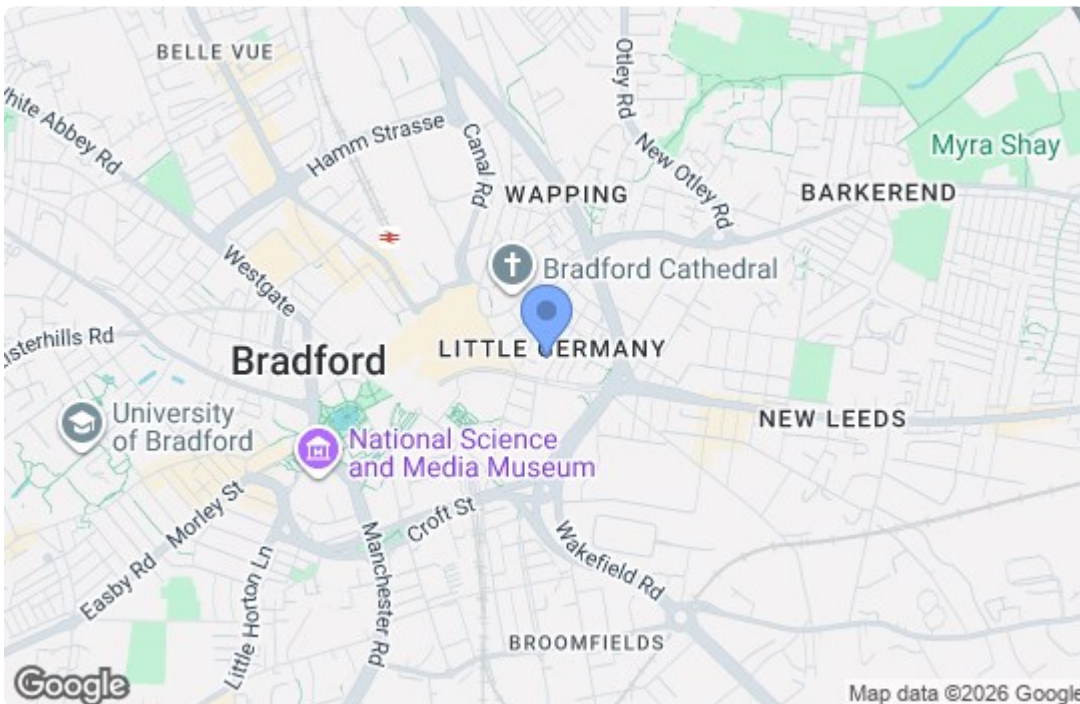


## FAMILY BATHROOM



## KITCHEN





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	