

**Colonial Building 135-139 Sunbridge Road, Bradford, West Yorkshire BD1 2NB
£600 PCM**

This is city living at it's best, close to all local amenities and transport links.

This is a large 1 bedroom property on the lower ground floor of this building. The building has a caretaker who is on site daily.

No Sofa included.

Available Now!!

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ENTRANCE/VESTIBULE



BEDROOM



New fitted beige carpets, DG sash windows providing natural light. Electric sockets and TV I/O. Telephone point. Dimplex electric radiator. Spotlights.

BATHROOM

Carpeted throughout. Three piece white suite with chrome mixer shower and shower screen. Mirror unit above the sink, Fully tiled bathroom splashback around the bath. Extractor fan and wall mounter heater, plus chrome heated towel ring.

OPEN PLAN LOUNGE/KITCHEN



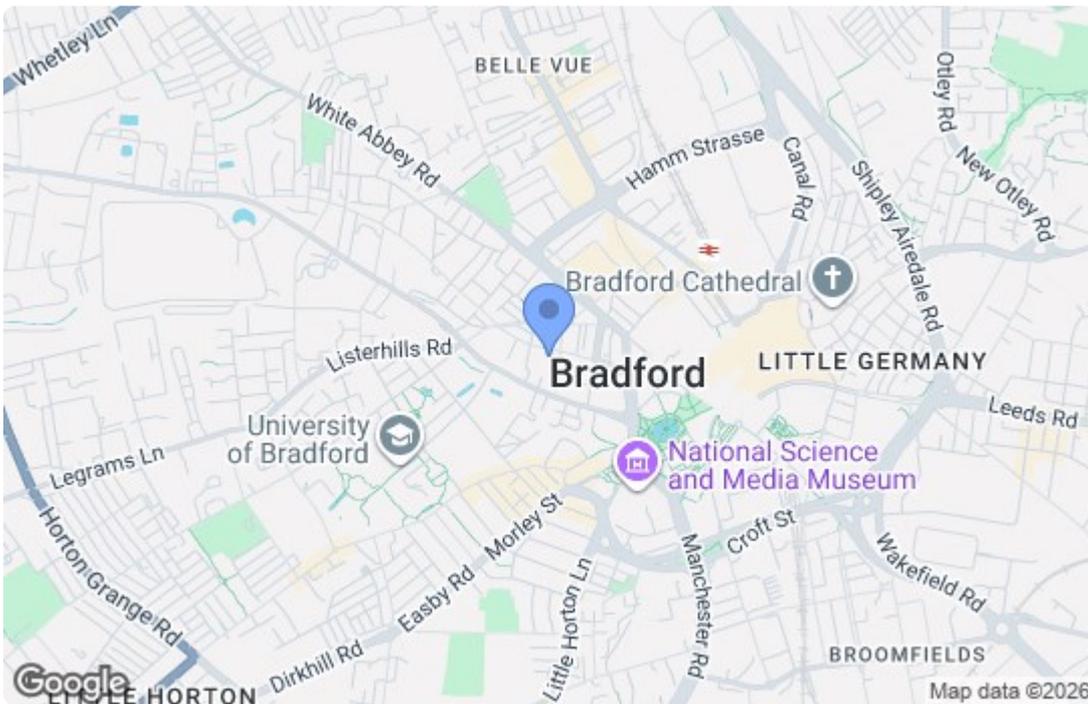
Ample natural light provided through period sash DG windows. Laminate flooring throughout and minimalist decor providing modern living accomodation. Spotlights, chrome switch sockets and TV I/O, telephone connection (ADSL available). Wall mounted Electric radiators

KITCHEN AREA

ANGLE TWO



Modern base units and fittings beech effect, with fully tiled creme splashback. Furnished appliances including Dishwaser , washing machine and Double Fridge / Freezer. Chrome electric oven & Hob with extractor hud. Ceiling mounted Smoke alarm



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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