



**The Velvet Mills Lilycroft Road, Bradford, West Yorkshire BD9 5BN**  
**£625 PCM**

A conversion in what was the largest Velvet Factory in the UK, this furnished 1st floor apartment is flooded with light from the large windows. With a living space of 657 SqFt, this apartment is not to be missed. Benefiting from a separate kitchen/dining area to the living space, a large bedroom, and a sizeable bathroom with bath and shower. The apartment is bursting with character; the exposed brick walls, high ceilings, structural beams and wooden floors all contribute to the appealing aesthetics.

Parking can be found within the locality, and the apartment is only a short trip from Bradford City Centre.

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## Entrance

## Living Room



A substantial living space complete with new double sofa, coffee table and TV stand. The living room is overwhelmed with light from the two large double glazed windows.

## Kitchen



A modern kitchen, with full integrated appliances and under cupboard lighting, boasts plenty of storage and worktop space. A modern and stylish dining table completes the kitchen.

## Bedroom

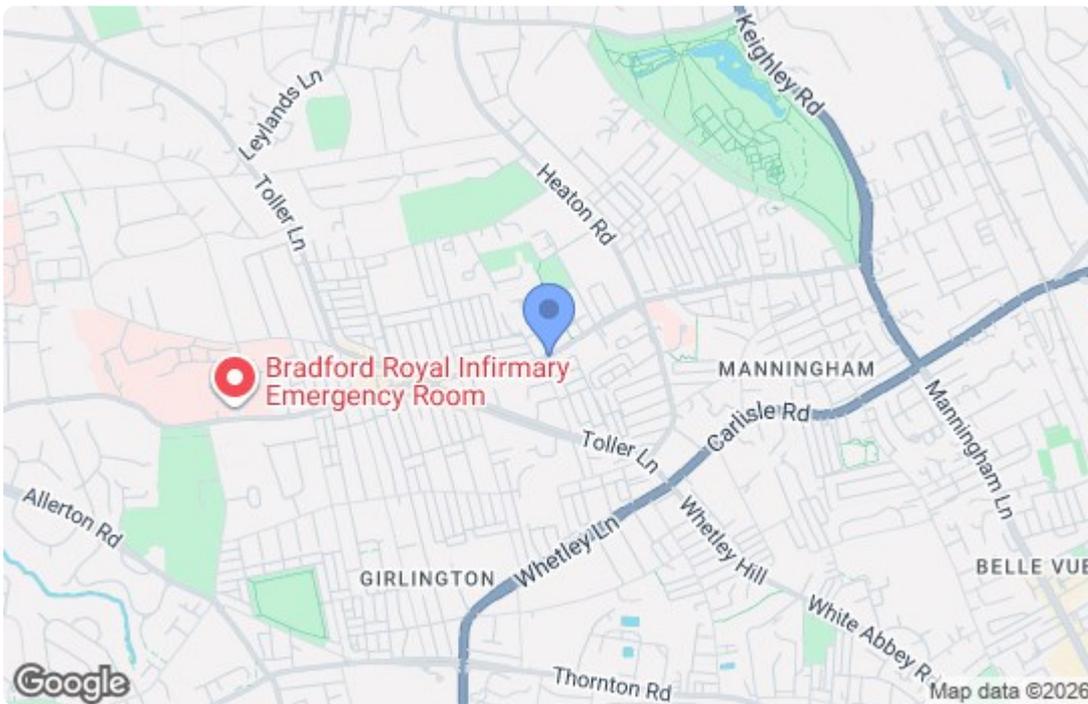


With the large rooms becoming a regular feature in this apartment, the bedroom does not disappoint. With ample storage, double bed and a huge window, this bedroom has everything you will need to settle in straight away.

## Bathroom



A full three piece suite, again brand new and clean, with mixer shower and glass screen.



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>			
(39-54) <b>E</b>		46	46
(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	