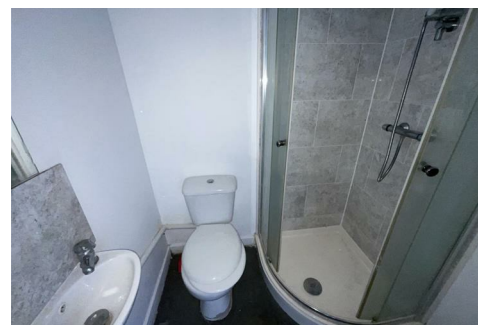




Room 31 136 Sunbridge Road, Bradford, BD1 2PH £395 Per Month

Welcome to Grattan House, located on the vibrant Sunbridge Road in Bradford. This charming studio flat offers a unique opportunity for those seeking a modern living space in a bustling area.

Upon entering, you will find a well-designed reception area that seamlessly integrates with the living space, providing a versatile environment suitable for both relaxation and entertaining. The flat features a contemporary shower room, ensuring convenience and comfort for your daily routine.

The kitchen area is equipped with a two-ring hob and a free-standing fridge freezer, making it ideal for preparing meals at home. The unfurnished nature of the property allows you the freedom to personalise the space to

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The Property Experts

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Registered in England & Wales No. 5161728

Living Area



Shower Room



Angle 2

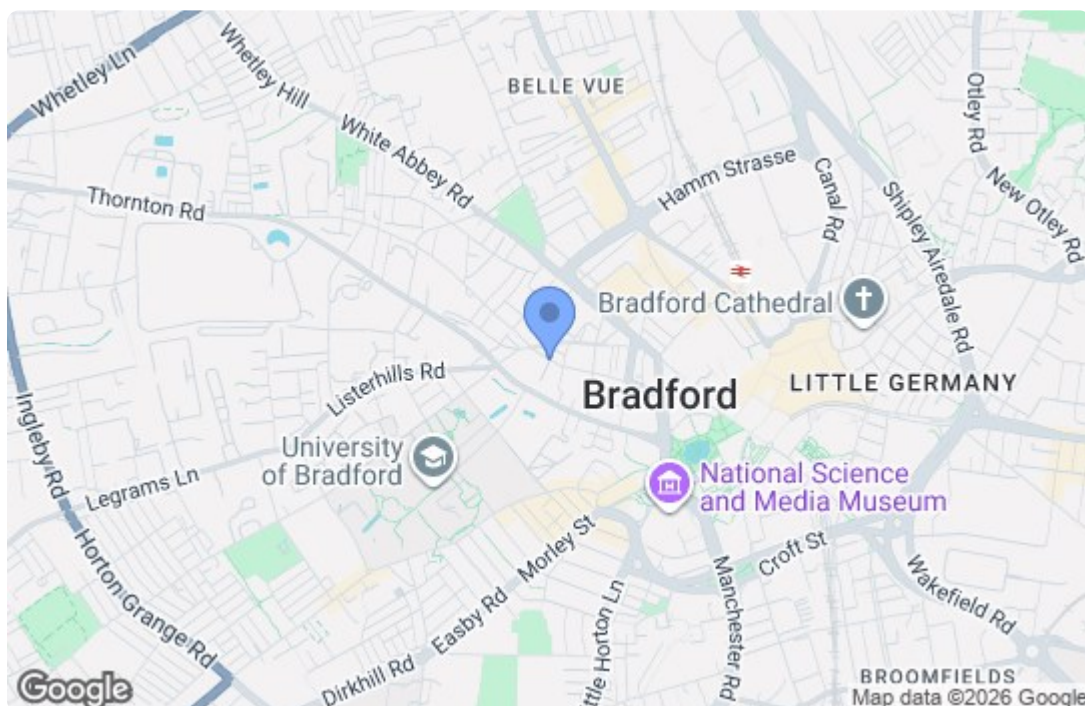


Shower Room Angle 2



Angle 3
Kitchen Space





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		
	67	76
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC