



Apt 4 City Mills 20-22 Mill Street, Bradford, West Yorkshire BD1 4AB
Asking Price £49,000

SERVICES AND APPLIANCES HAVE NOT BEEN TESTED

This is a ground floor two bed apartment, the master bedroom benefitting from an en-suite. The property is within easy commuter distance of both Bradford and Leeds. This property is located on the outskirts of the city centre. The contemporary interior comprises of an open plan living/kitchen area, 2 bedrooms, a family bathroom as well as the en-suite. The property benefits from hardwood double-glazed windows and has modern kitchen units.

This would make an ideal investment property.

Locate
The Property Experts

Locate Properties UK LTD

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



www.locatehomes.co.uk

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ENTRANCE

5'11" x 8'8" (1.80 x 2.64)

**BEDROOM ONE**

11'5" x 8'3" (3.48 x 2.51)

**OPEN PLAN LOUNGE**

15'8" x 14'10" (4.78 x 4.52)

**EN-SUITE**

5'11" x 4'11" (1.80 x 1.50)

**KITCHEN VIEW****BEDROOM TWO**

7'1" x 7'7" (2.16 x 2.31)



BATHROOM

7'0" x 5'5" (2.13 x 1.65)



EXTERIOR



ANGLE TWO

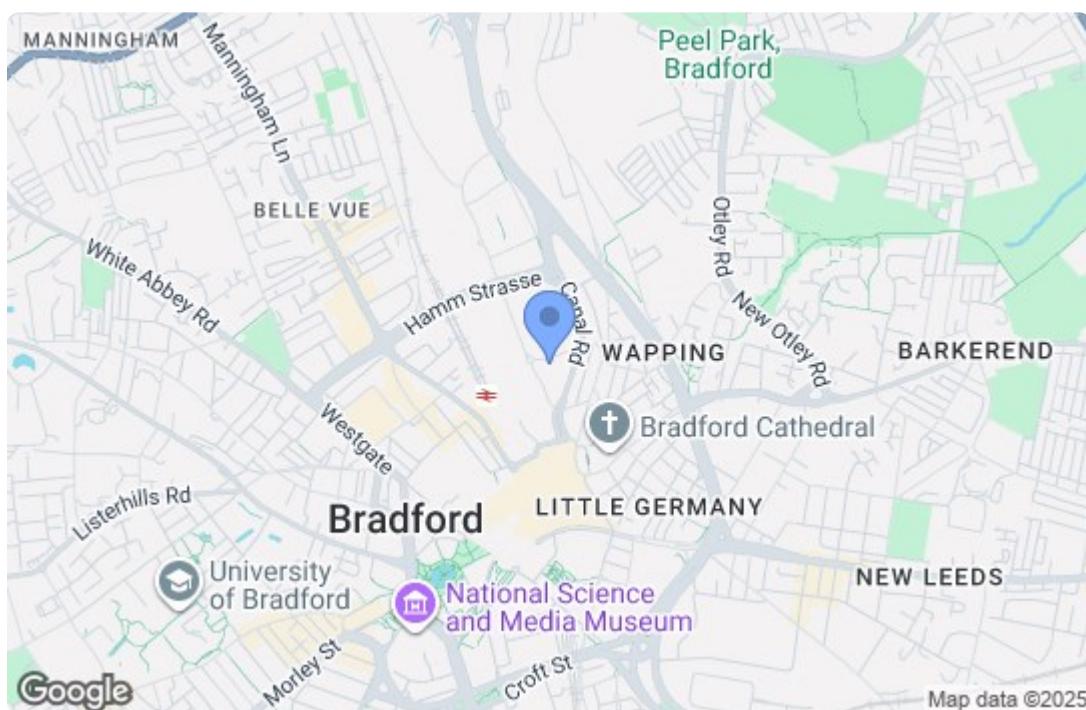


SERVICE CHARGE INFORMATION

Ground rent - £275.25

Service Charge Information - £1615.56

103 years remaining on lease



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		
EU Directive 2002/91/EC		
England & Wales		
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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