

426 Silk Warehouse, Bradford, West Yorkshire, BD9 5BE

Currently let at £650 per calendar month. Two bedroom fourth floor apartment - Forming part of this iconic Grade II* listed mill conversion. Completed in 2006 Silk Warehouse is an integral part of the Grade II* Lister Mills collection. A true landmark of Bradford. Well placed for access to the many local amenities and within easy reach of Bradford Royal Infirmary, University of Bradford and the City Centre (including Broadway Shopping Centre). CONTACT ROBERT WATTS TO ARRANGE YOUR VIEWING TODAY!

Guide Price £70,000 - £80,000

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LEASEHOLD INFORMATION From information provided by our client and our own research - we understand a 150 year lease was granted in 2003. Current annual service charge is £2689, current annual ground rent is £337. Please verify this information with your Solicitor prior to proceeding.

COUNCIL TAX Bradford

Band B

SECURE INTERCOM ENTRY Leads to communal entrance hall

COMMUNAL ENTRANCE HALL spacious entrance hall - tiled floor, stairs and lift to all levels

LIVING ROOM 15' x 13'2" (4.57m x 4.01m)

KITCHEN 10'1" x 5'2" (3.07m x 1.57m)

Selection of wall and base units, work top, sink unit , built in oven , hob and extractor

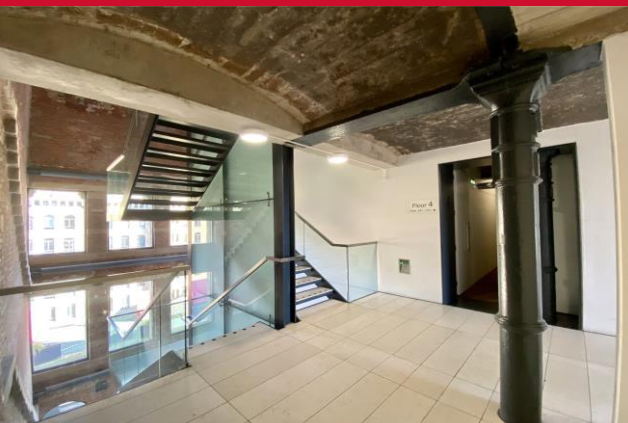
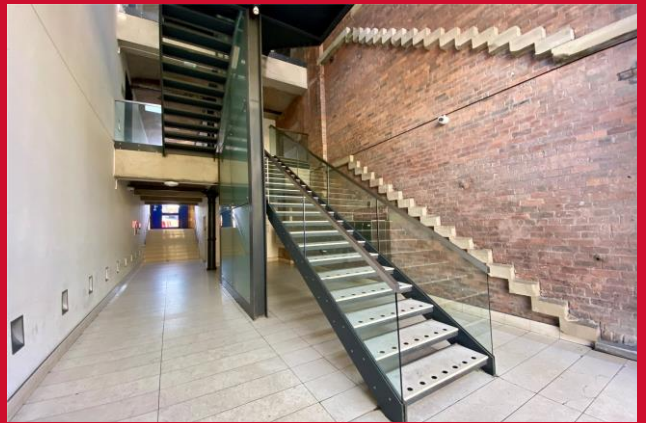
BEDROOM 1 13' (3.96) x 9'1" (2.77) plus robes

BEDROOM 2 12'6" x 8'5" (3.8m x 2.57m)

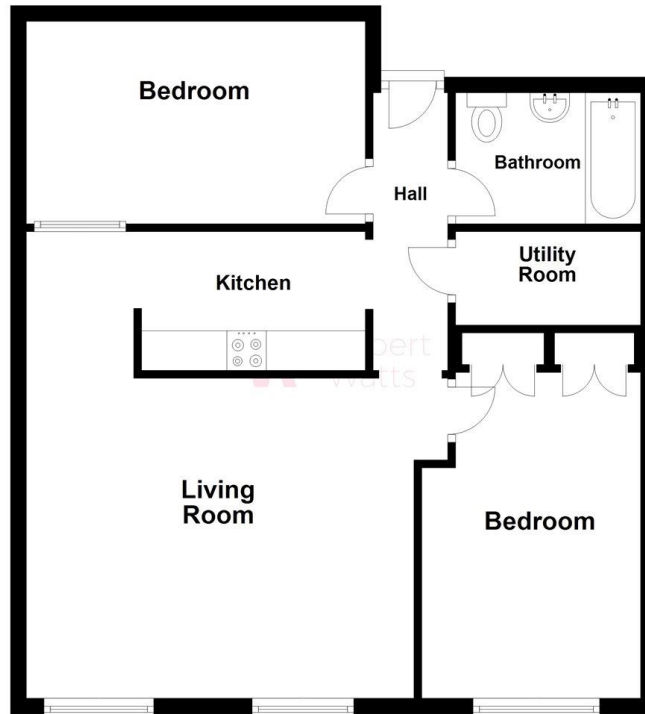
BATHROOM Three piece white suite, tiled floor

UTILITY ROOM / WALK IN STORE Plumbed for washing machine

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Accommodation



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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