whitegates













# Behrens Warehouse, 26 East Parade, BD1

2 1 1 EPC C

**£795PCM**

Part Furnished




# Behrens Warehouse, 26 East Parade, BD1

2 bedrooms
1 bathroom
1 reception room

## £795 PCM

Available Immediately
Security Deposit: £917.00
Holding Fee: £183.00
Council Tax Band: C

- Two Bedrooms
- Part Furnished
- Central Heating
- Double Glazing
- BD1 Location

Virtual tour Available Online!

Introducing a spacious and stunning part furnished TWO bedroom apartment located on the upper floor of a building with a lift, in a desirable location. This property boasts a bright and spacious interior, offering a convenient and modern living experience. The period elements add character to the space, making it a truly unique and charming home. Don't miss the opportunity to make this exquisite property your own. The property comes with parking.

**Entrance Hall**

Radiator and laminate flooring. Spot lighting. Boiler cupboard housing the hot water heater and central heating electric boiler. Separate storage cupboard. Double doors to:

**Open Plan Lounge/Kitchen**

22'2" x 17'3" (6.76m x 5.26m)

Two large windows, three radiators, laminate flooring, kitchen fitted with a matching range of wall and base units with worktop space over, stainless steel sink and drainer with chrome mixer tap over, built-in fridge, freezer, washer/dryer, electric oven, four ring electric hob with cooker hood over. Wood effect flooring.

### Bedroom 1

14'9" x 8'8" (4.5m x 2.64m)

Large picture window and radiator.

### Bedroom 2

15'3" x 6'10" (4.65m x 2.08m)

Window and radiator.

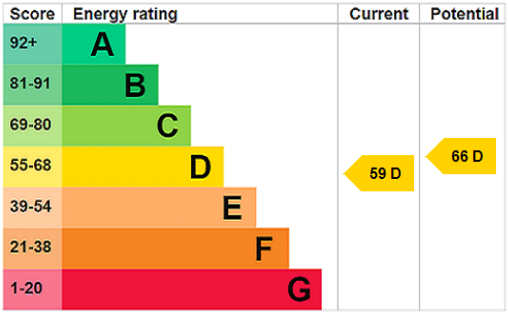
### Bathroom

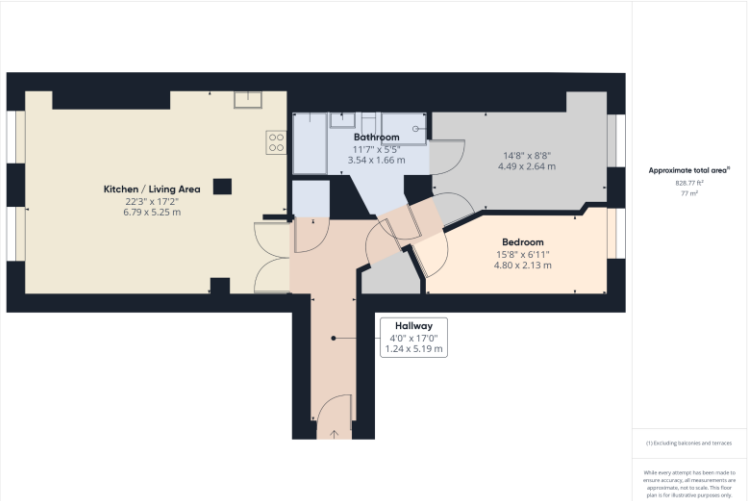
Three piece suite comprising panelled bath, double walk in shower cubical, pedestal wash hand basin with mixer tap and low-level WC. Tiled surround, extractor fan, wall mounted mirror, heated towel rail, vinyl flooring and decorative shelving.











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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

The Property Ombudsman