whitegates









Mill Street, Bradford, BD1

2 | 2 | 1 | EPC D

Asking Price: £45,000

Leasehold



Mill Street,
Bradford, BD1 4AB

2 Bedrooms
2 Bathrooms
1 Reception Room

Asking Price: £45,000

- Two Bedrooms
- Impressive Third-Floor Duplex Apartment
- Secure Underground Parking
- Characterful Converted Mill Building
- Magnificent Exposed Timber Beams
- Attractive Exposed Brickwork
- Stunning Mezzanine-Style Bedroom
- Bathroom & Separate Shower Room
- Council Tax Band: B

A truly distinctive and characterful THIRD-FLOOR DUPLEX APARTMENT with SECURE UNDERGROUND PARKING, beautifully combining industrial heritage with contemporary living. Boasting magnificent exposed timber beams, exposed brickwork, impressive ceiling heights and a striking mezzanine-style bedroom, this superb apartment offers something refreshingly different on the fringe of Bradford City Centre.

Occupying a desirable third-floor position within an imposing stone-built converted mill building, this impressive apartment showcases a wonderful blend of period charm and modern convenience. The spacious open-plan living accommodation benefits from large feature windows providing excellent natural light and elevated views, complemented by a fitted kitchen, versatile bedroom accommodation and two bathroom facilities.

A particularly attractive feature is the secure underground parking, offering valuable convenience and peace of mind in this central location.

Mill Street occupies a convenient position on the fringe of Bradford City Centre, offering excellent access to the city's extensive range of shopping, leisure and transport facilities. Bradford's Broadway Shopping Centre, independent shops, restaurants, cafés and entertainment venues are all within easy reach, together with the city's developing cultural attractions and historic landmarks. Bradford Forster Square and Bradford Interchange railway stations provide useful transport connections, while the wider road network offers access towards Leeds, Shipley and surrounding West Yorkshire destinations.







GROUND FLOOR

Entrance Hall

A spacious and welcoming entrance area featuring neutral décor, fitted carpeting and a particularly striking spiral staircase with timber treads and dark metal balustrading. The staircase provides access to the upper-level accommodation and adds another distinctive architectural feature to this already individual property.

Living Room

15'8" x 15'7" (4.78m x 4.75m)

An impressive and wonderfully characterful living space, showcasing the property's industrial heritage with a magnificent exposed brick feature wall, substantial original timber beams and high ceilings. Two large windows provide excellent natural light and attractive elevated views, while the generous proportions comfortably accommodate a substantial sofa and additional furnishings. Contemporary wood-effect flooring complements the exposed brickwork, creating a stylish yet welcoming environment ideal for both relaxing and entertaining.

Kitchen Area

Open-plan to the main living accommodation, the fitted kitchen offers an extensive range of wood-effect wall and base units with contrasting work surfaces and tiled splashbacks. Integrated cooking facilities include an electric oven, hob and stainless steel extractor hood, together with a stainless steel sink and drainer. The practical layout provides ample storage and preparation space, while the open-plan arrangement makes this an excellent space for modern everyday living.

Bedroom Two

15'4" x 7'6" (4.67m x 2.29m)

A generously proportioned and versatile room benefiting from a large feature window, exposed brick detailing and neutral decoration. Offering excellent flexibility, the space could accommodate bedroom furniture or alternatively provide an ideal home office, dressing room or additional living area, depending upon individual requirements.

Bathroom

Fitted with a white three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks, wood-effect flooring, neutral decoration and ceiling ventilation.



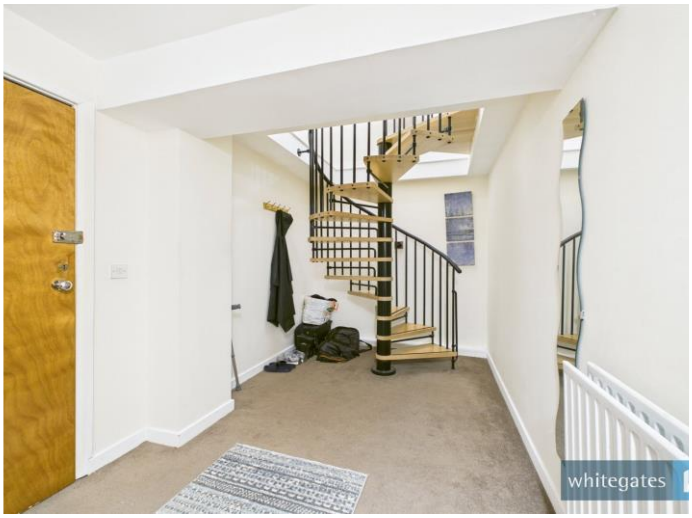
MEZZANINE

Master Bedroom

22'9" x 7'4" (6.93m x 2.24m)

Undoubtedly one of the property's most impressive features, this remarkable loft-style sleeping area is framed by magnificent exposed timber beams and substantial original structural supports, creating a truly unique and atmospheric setting.

The open mezzanine arrangement, timber balustrading and characterful architectural detailing give the space a distinctive warehouse-conversion feel, while the generous proportions allow for bedroom furniture and additional storage. Wood-effect flooring and light neutral decoration further enhance the attractive combination of period character and contemporary living.



En-Suite

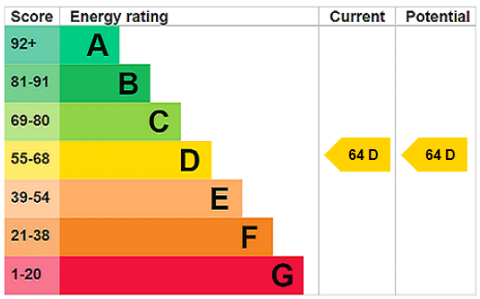
A useful additional shower room fitted with a white suite comprising a curved glazed shower enclosure, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, wood-effect flooring and a wall-mounted mirror.



LEASEHOLD INFORMATION

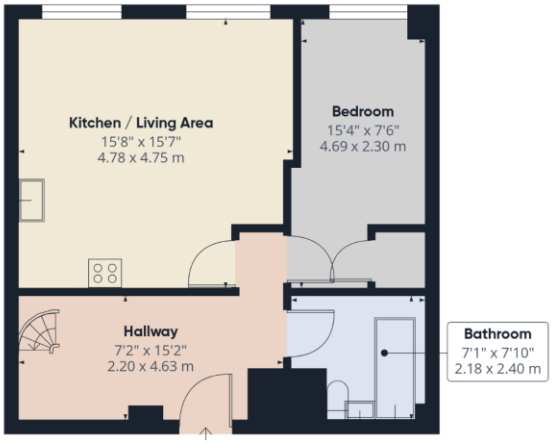
103 Years Remaining

Ground rent per annum £183.00
Service charge per annum £3,492.00

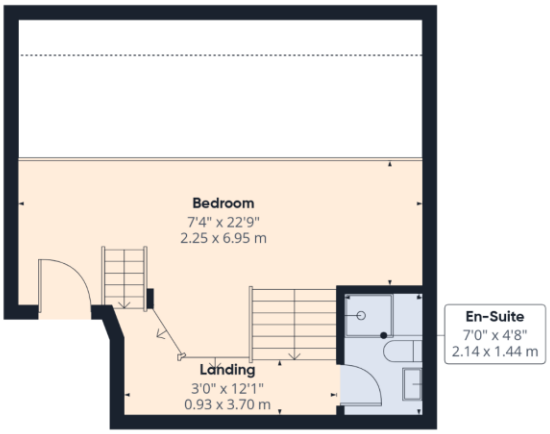



whitegates


whitegates



Ground Floor



Floor 1



Approximate total area(1)

809 ft²

75.1 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01274 306611

bradford@whitegates.co.uk

www.whitegates.co.uk

Whitegates Bradford

65 Darley Street, Bradford, West Yorkshire, BD1 3HN

Agents Note: Whilst every care has been taken to prepare these sales 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 buyers are advised to recheck the measurements.