

whitegates



## The Empress, 27 Sunbridge Road, BD1



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EPC

B

**£625 PCM**

Part Furnished



## The Empress, 27 Sunbridge Road, BD1

1 bedroom  
1 bathroom  
1 reception room

**£625 PCM**

Available From: **Early November!**

Security Deposit: **£721.00**

Holding Fee: **£144.00**

Council Tax Band: **A**

- One Bedroom
- Second Floor
- Part Furnished
- City Centre Location

This apartment is situated in a well looked after block with fob only access and video intercom entry. The property briefly comprises; open plan lounge/kitchen with integrated appliances, one double bedroom and bathroom with three piece suite.

### Entrance Hall

Wall mounted electric panel heater, laminate flooring, video entry phone, door to built-in airing cupboard housing hot water cylinder.

### Lounge

17'3" x 10'11" (5.26m x 3.33m)

Wall mounted electric panel heater, laminate flooring, telephone point, TV point, spotlighting, double glazed French doors with glass 'Juliet' balcony, open plan to:

### Fitted Kitchen

10'11" x 7'8" (3.33m x 2.34m)

Fitted with a matching range of maple effect wall and base units with worktop space over, 1½ bowl stainless steel sink unit with drainer and mixer tap, integrated fridge/freezer, dishwasher and washer/dryer. Built-in electric oven, four ring electric hob with cooker hood over, laminate flooring and spotlighting.

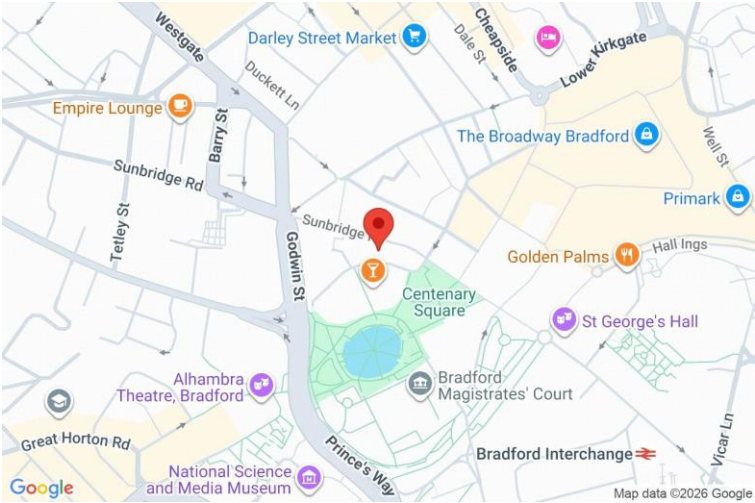
Bedroom

13'9" x 8'10" (4.2m x 2.7m)

Double glazed window to side, wall mounted electric panel heater, telephone point, TV point, spotlighting.

Bathroom

Fitted with three piece modern white suite comprising panelled bath with power shower over and inset wash hand basin with mixer tap, WC with hidden cistern, heated towel rail, extractor fan, wall mounted mirror, shaver point, tiled flooring and spotlighting.



City Centre - DIRECTIONS:

Leave Whitegates Bradford office via Darley Street on foot, proceed down Darley Street over the first junction passing the Kirkgate Centre to the right turn next right onto Kirkgate and proceed along, after approximately 400 yards bear left onto Upper Miller Gate and to the end onto Sunbridge Road where you will find the development directly ahead.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.

