whitegates









Broadgate House, 2 Broad Street, BD1

2 1 1 EPC E

£650 PCM

Unfurnished



Broadgate House, 2 Broad Street, BD1

2 bedrooms
1 bathroom
1 reception room

£650 PCM

Available From: December!
Security Deposit: £750.00
Holding Fee: £150.00
Council Tax Band: B

- First Floor Flat
- City Centre
- Two Bedrooms
- Electric Heating
- Double Glazing

Two bedroomed first floor corner apartment in this highly regarded mill conversion. Enjoying valley views with picture windows and laminate floors, exposed brick, stone, beam and metal pillar work, the property is contemporary in design. Briefly comprising: Entrance hall, lounge, kitchen area off with integrated appliances, two bedrooms and bathroom.

FIRST FLOOR

Entrance Hall

With exposed brick and beam work, electric panel heater, wood effect laminate floor, intercom to the main entrance, spot lighting and feature pillar.

Lounge

13'3" x 13'8" (4.04m x 4.17m)

Having four picture windows and valley view, exposed stone, brick and beam work, wood effect laminate flooring, two electric panel heaters, spot lighting and part open to the galley kitchen.

Galley Kitchen

13'8" x 4'5" (4.17m x 1.35m)

With stainless steel sink unit and mixer tap, range of Beech effect wall and base units with dark gloss work surfaces over. Complimentary tiled surround, built-in oven and hob with cooker hood over, washer/dryer and integrated fridge. Exposed stone and beam work, glass block feature internal window, wood effect laminate flooring and extractor.



Bedroom 1

9'2" x 8' (2.8m x 2.44m)

Double glazed window, exposed stone, brick and beam work, electric panel heater and spot lighting.

Bedroom 2

6'8" (2.03) x 8' (2.44) Plus walkway to the door.

Exposed stone, brick and beam work, spot lighting, electric panel heater and double glazed window.

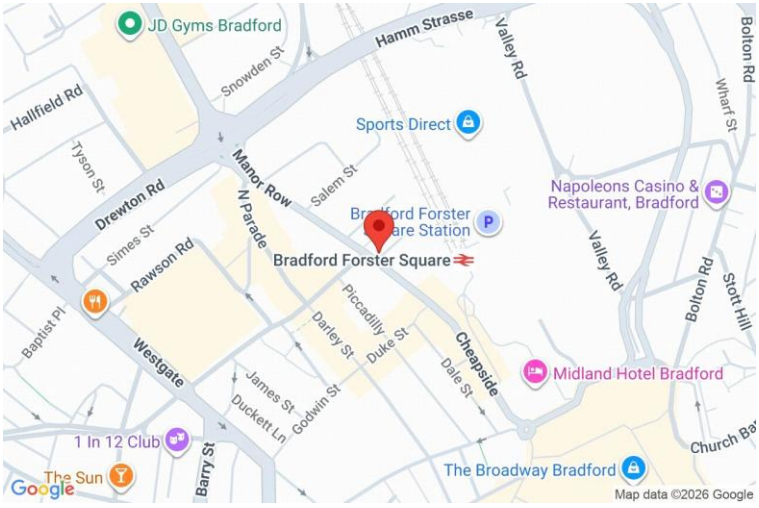


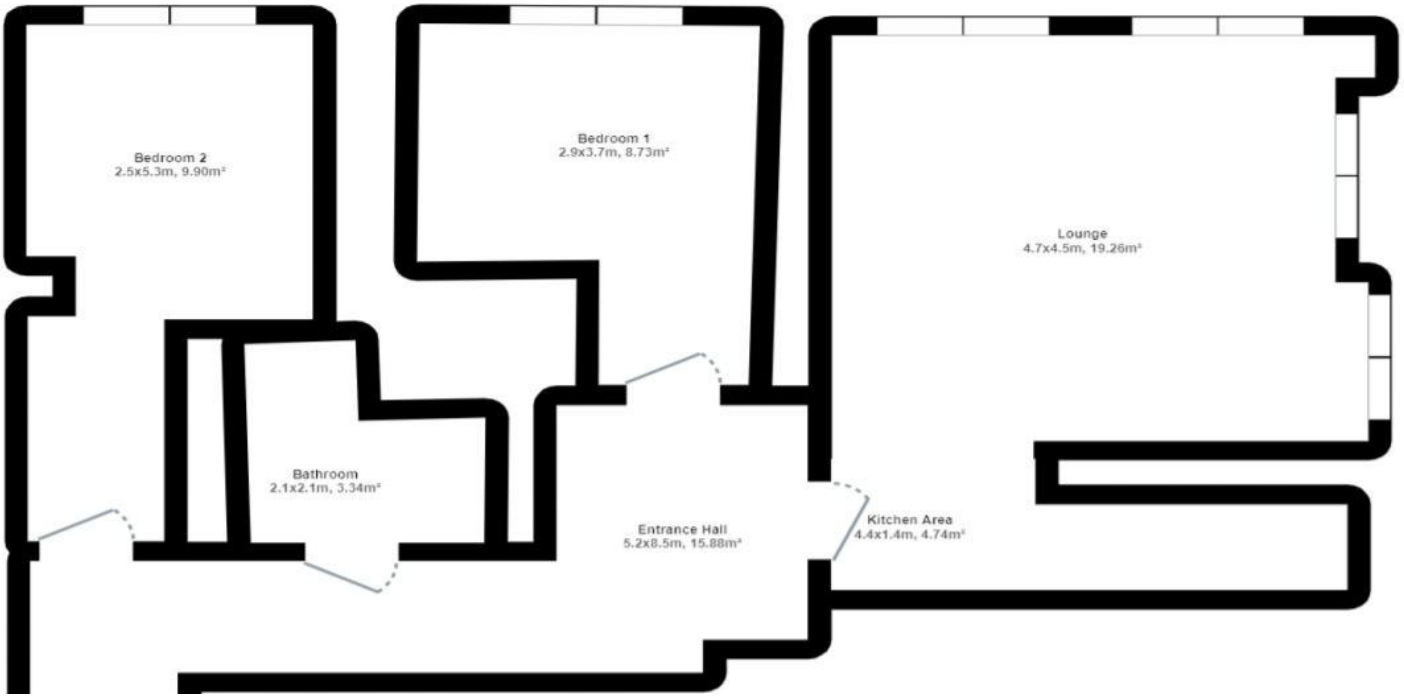
Bathroom

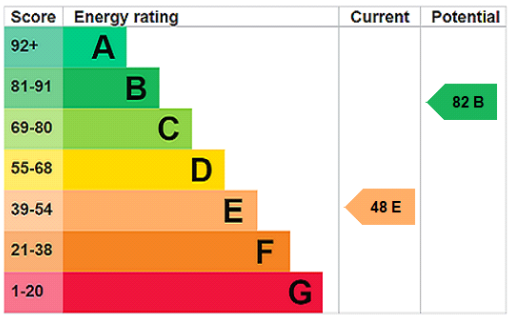
With three piece contemporary suite with panelled bath, low level WC and glass wash hand basin. Part tiled walls, electric panel heater, spot lighting and extractor.

City Centre - Directions:

Leave Whitegates office in Bradford city centre proceeding down Upper Piccadilly and turning right at the traffic lights into Manor Row. Broadgate House will be found on the left hand side.







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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.