



HOME

MARKETING & MANAGEMENT

TREADWELL MILL, UPPER PARKGATE BD1 5DW

£695 PCM

A Duplex Apartment
Two Double Bedrooms
Integral Fitted Kitchen
Open Plan Living Room
White Three Piece Bathroom
Parking In Secure Garage
Part-Furnished
Available 8th October 2024.
Deposit £801.00



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GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A part- furnished two double bedroom duplex apartment situated in a mill Conversion located in the popular city centre location of LITTLE GERMANY. Will be of particular interest to professionals seeking individual and stylish character accommodation which benefits from: wood framed feature double glazing; feature exposed brick walls; feature ceiling beams; open plan living area with impressive double height ceiling; integral modern fitted kitchen; light modern three piece bathroom suite; white modern three piece shower room suite; parking in secure garage. Briefly comprises: entrance hall ; open plan living area, integral fridge/freezer and dishwasher; bathroom; spiral staircase and landing; two double bedroom; shower room. Offers excellent commuting access to Bradford City Centre an early inspection is recommended to fully appreciate the style, charm and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 8th October 2024. Part-furnished. Deposit £801.00

ROOM MEASUREMENTS

ENTRANCE HALL 13' 1" x 16' 11" (3.99m x 5.16m)

OPEN PLAN LIVING AREA 19' 6" x 13' 2" (5.94m x 4.01m)

BATHROOM 7' 1" x 6' 4" (2.16m x 1.93m) max

SPIRAL STAIRCASE & LANDING 9' 11" x 7' 1" (3.02m x 2.16m) max

DOUBLE BEDROOM 1 19' 1" x 14' 5" (5.82m x 4.39m) max into eaves

DOUBLE BEDROOM 2 15' 1" x 11' 6" (4.6m x 3.51m) max

SHOWER ROOM 8' 6" x 5' 8" (2.59m x 1.73m) max

COMMUNAL ENTRANCE HALL

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND
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OPENING HOURS

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

