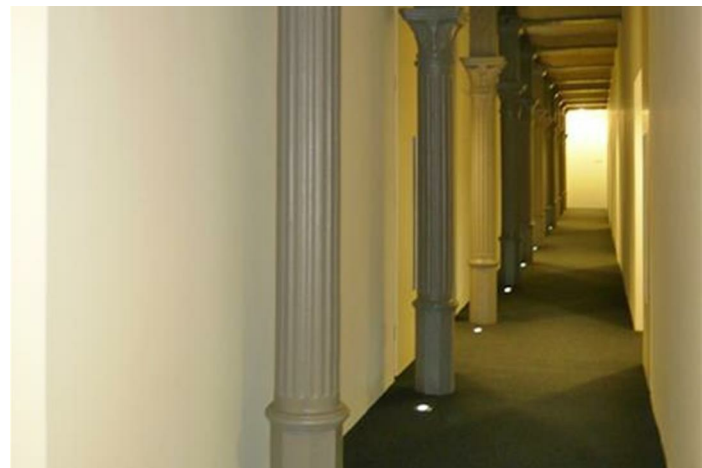
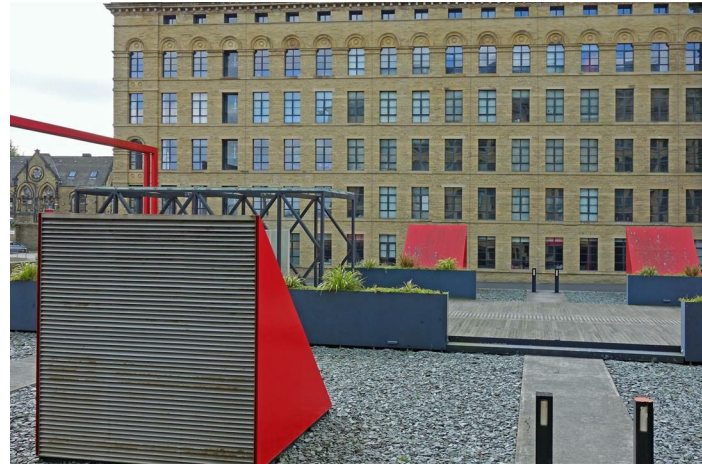


Second Floor



# BELVOIR!

Belvoir Leeds North West  
49 Oxford Road, Guiseley, Leeds, West Yorkshire, LS20 8AB  
Tel: 01943 851357 | leedsnorthwest@belvoir.co.uk  
www.belvoir.co.uk/leedsnorthwest

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Lilycroft Road, Bradford BD9 5BQ  
Asking Price £45,000

# BELVOIR!



# Lilycroft Road, Bradford BD9 5BQ

- LANDMARK MILL CONVERSION
- MODERN SECOND FLOOR STUDIO APARTMENT
- LOTS OF CHARACTER
- CLOSE TO THE CITY CENTRE
- SECURE ENTRANCE
- NO ONWARD CHAIN
- ELECTRIC HEATING
- ALARM AND ENTRY SYSTEM

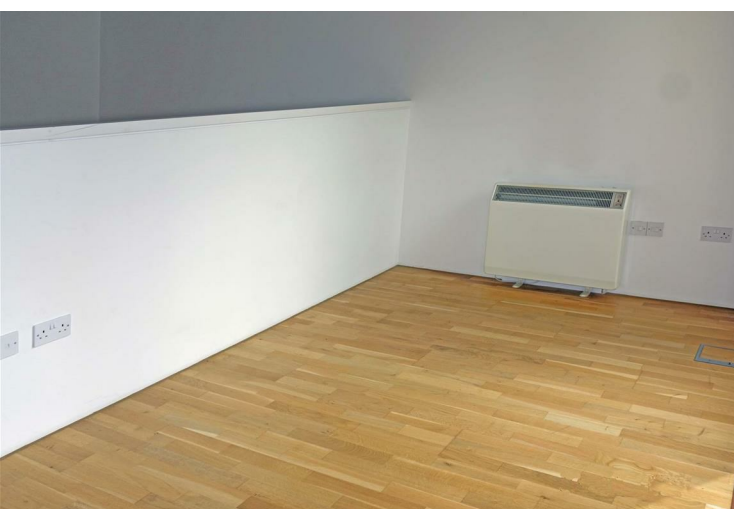
BELVOIR are delighted to offer for Sale this LUXURY STUDIO APARTMENT located within the VELVET MILL an AWARD WINNING VICTORIAN MILL CONVERSION, once the largest Silk Mill in the world and remains a LANDMARK BUILDING in the Bradford District.

The apartments provides MODERN LIVING close to the CITY CENTRE while still maintaining their ORIGINAL CHARACTER, with large beautiful double glazed windows, EXPOSED BRICK and high BARRELED CEILINGS.

SECURE ENTRANCE into the building leading into a communal hall with glass lift to all floors and original tiled staircase.

The apartment can be found on the SECOND FLOOR comprising of; Open Plan Lounge / Kitchen with integrated appliances

The ultra-modern apartment comprises of open plan Living / Kitchen area, with integrated appliances, storage area for the washer/dryer and water system, raised bed deck area and luxury Shower Room.



## Communal Entrance

The Building is accessed via a key fob entry system into a Grand Lobby area where the post-boxes and a General Notice board is located, with Staircase and glass lift access to all floors.

Externally the development is complemented by a Large Communal Courtyard.

## Living Room

Enter into the Apartment into the Open Plan Lounge / Raised Bed Area, with wood laminate flooring, beautiful exposed brick feature wall with adjacent painted walls, striking barrelled ceiling highlighted with ceiling spot lights, large Double Glazed Window with fitted vertical Blinds and 2 Electric storage heaters.

## Kitchen

Continued wood laminate flooring into a modern fitted Kitchen with a range of flush Wall and Base units and work top over incorporating a stainless steel sink with Mixer tap over. Integrated appliances include Electric Hob, Ceramic Hob with cooker hood extract over and Fridge.

## Raised Bed Area

Two steps leading up to the Bed Decking Area with partial wall to separate from the Living Room. Continued Wood Laminate flooring, painted walls, barrelled ceiling and electric Heater.

## Shower Room

with wood laminate flooring, painted walls with wall mounted mirror above the white pedestal sink with mixer tap, Low Level WC, Fully tiled Shower Cubicle with glass and chrome door and mains operated shower.

Spot lighting and an extractor vent to the ceiling and wall mounted ladder style Electric Towel Radiator

## Utility

Separate door from the Living room into a Utility Cupboard housing the Apartment's Hot Water System and WASHER / DRYER Machine.

## Disclaimer - Leeds NW

Disclaimer We would like to point out that all

measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

