



**521 The Velvet Mills Lilycroft Road, Bradford, West Yorkshire BD9 5BN**  
**£400**

A well proportioned FURNISHED studio apartment on the 5th floor of this beautiful award winning mill conversion, situated approximately 1.5 Miles from Bradford City Centre & short walk to Frizinghall Station with direct links to Leeds & Bradford. The apartment is set over 420 sq ft. and comprises entrance hall, spacious living room/Kitchen area with wooden floors, modern bathroom and a unique raised mezzanine bedroom. Velvet Mills, benefits from spacious living accommodation, lift service, communal courtyard, and is nestled conveniently between Lister Park & Bradford School Of Management. - Fees May Apply Contact Locate Homes For Further Details. Available from April 2019

**Locate**  
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Registered in England & Wales No. 5161728

### Open-Plan Lounge/Kitchen

16'3" x 16'2" (4.968 x 4.953)



### Bedroom

10'5" x 9'6" (3.191 x 2.907)



### Shower Room



### Angle Two



### Entrance Hallway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	62	62
(39-54) E		
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England & Wales		EU Directive 2002/91/EC