



**403 The Velvet Mill Lilycroft Road, Bradford, West Yorkshire BD9 5BN**  
**£430 PCM**

One bedroom furnished fourth floor apartment set in this award winning mill conversion. The accommodation briefly comprises of entrance hallway, lounge with luxury kitchen area, a large double bedroom and bathroom/wc. The property also benefits from double glazing and has been finished to the highest of standards. Viewing highly recommended. \*Furnished\*. Available 10th April 2019 . Fees may apply contact Locate Homes for further details.

**Locate**  
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**ENTRANCE/VESTIBULE**

**OPEN-PLAN LOUNGE/KITCHEN**

**ANGLE TWO**



**BEDROOM**



**BATHROOM**





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