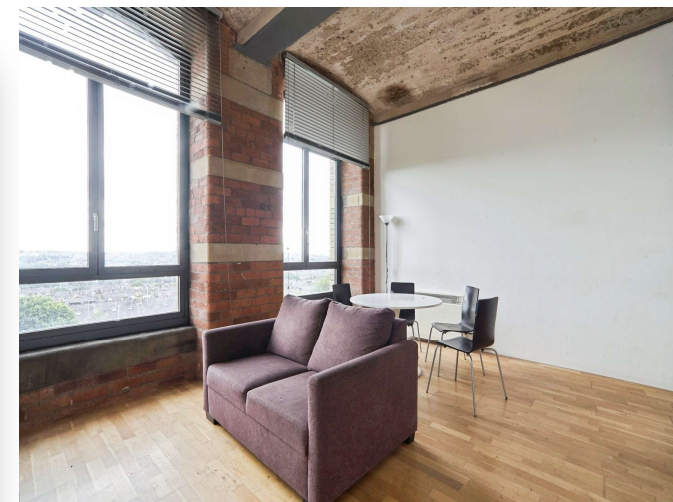




The Velvet Mill Lilycroft Road, BRADFORD BD9 5BN

welcome to

The Velvet Mill Lilycroft Road, BRADFORD

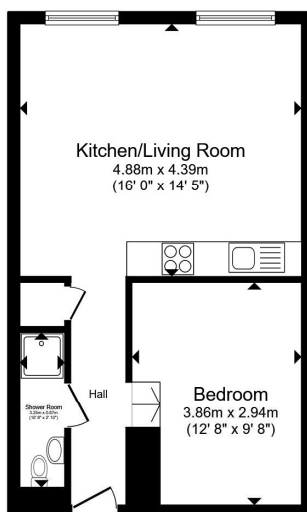
An excellent opportunity to acquire this well-presented one-bedroom studio apartment, ideally located within the Velvet Mills development in Bradford. Combining modern living with character features, this property offers a perfect blend of style and convenience.



An excellent opportunity to acquire this well-presented one-bedroom studio apartment, ideally located within the Velvet Mills development in Bradford. Combining modern living with character features, this property offers a perfect blend of style and convenience.

The apartment boasts an open-plan living kitchen, and sleeping area, designed to maximise space and light, alongside a contemporary fitted shower room. The property is ready for immediate occupation or letting.

Velvet Mills is a popular development known for its unique industrial charm, secure entry system, and proximity to local amenities. Situated close to Bradford city centre, excellent transport links, and nearby universities, this property is perfectly positioned for tenants and owner-occupiers alike.



Total floor area 40.8 m² (439 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Communal Entrance

Hallway

Living Kitchen

16' x 14' 5" (4.88m x 4.39m)

Bedroom

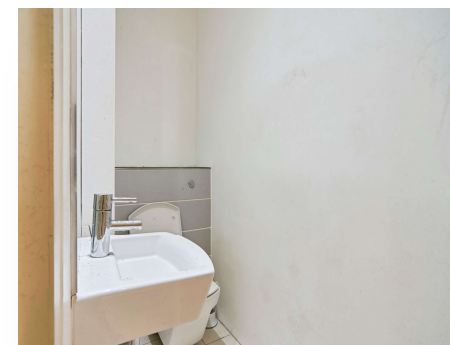
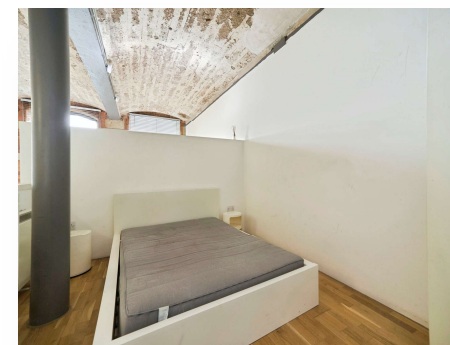
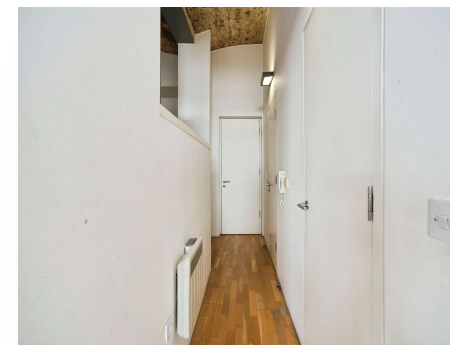
12' 8" x 9' 8" (3.86m x 2.95m)

Shower Room

Leasehold Information

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to

The Velvet Mill Lilycroft Road, BRADFORD

- One bedroom studio apartment
- Open plan living kitchen
- Secure entry system
- Close to city centre and transport links
- Ideal rental investment

Tenure: Leasehold EPC Rating: C

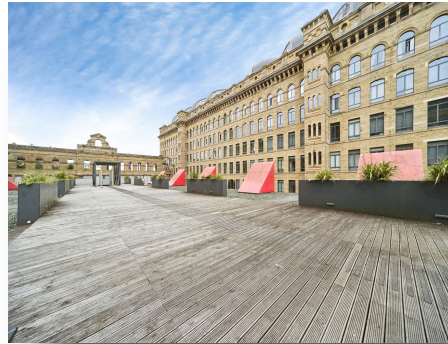
Council Tax Band: A Service Charge: 2560.00

Ground Rent: 305.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£55,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111416



Property Ref:
SHP111416 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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