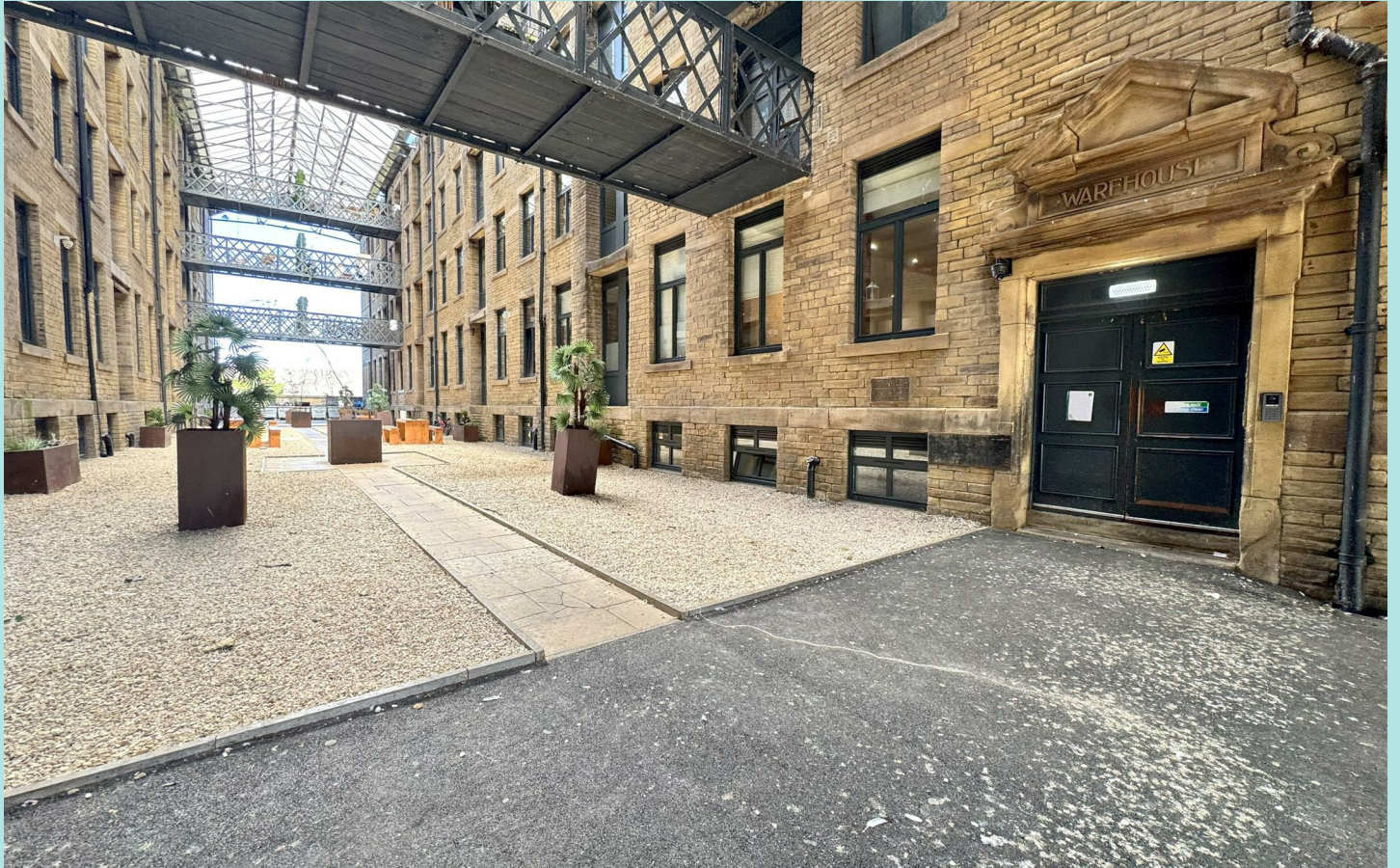




RESIDENTIAL



# Apartment 125, Conditioning House Cape

Bradford, BD1 4QG

£700 PCM





A well presented two bedroom apartment within a restored former Grade II Listed Mill in the centre of Bradford. The development is well positioned for commuting professionals, within short distance to Bradford Train Stations, providing convenient access to surrounding towns and cities.

Internally, the apartment briefly comprises a open plan living area, modern kitchen, benefitting from an en-suite, and three piece house bathroom. The interior is complimented by original features of exposed brickwork and large windows

The apartment block is accessed via a private gated entry and on-street parking is available on Cape Street.

#### Accommodation

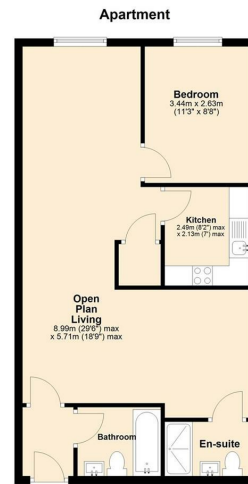
The apartment briefly comprises of an entrance hall fitted with video intercom, following through to a main bathroom which benefits from a three piece white suite comprising of bath with over shower head, sink pedestal, WC and wall mounted chrome heated towel rail. Following into a modern open plan lounge area incorporating some features of the original mill including exposed brick/stone work. A separate kitchen provides a range of wall and floor units, wood effect worktops incorporating an electric hob, extractor fan, integral fridge, integral washer/dryer, and integral dishwasher. A modern double bedroom with neutral finishes.

The property also provides open plan occasional area benefits from an en-suite shower room with shower cubical, sink pedestal, WC and wall mounted chrome heated towel rail.

#### Location

Conditioning House is conveniently located allowing accessibility to Bradford city centre. Ideal for commuting requirements as positioned just off Canal Road the A650, and a short walk from Forster Square railway station providing connections to surrounding cities. Local amenities can be found at nearby retail development of Foster Square Retail Park and The Broadway Shopping Centre.

Council tax band: B  
EPC rating: C  
Deposit: £807



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