

**Broadgate House Broad Street, Bradford BD1 4QQ**

*welcome to*

**Broadgate House Broad Street, Bradford**

A well-presented two-bedroom apartment set within a striking stone-built development in a central location. Offering a bright living space, separate kitchen, and modern bathroom, the property combines character with practicality. Ideally positioned close to local amenities and transport links.



Situated within an impressive and characterful stone-built development, this well-presented apartment offers a fantastic opportunity to enjoy city living in a highly convenient and central location.

Accessed via a communal entrance, the property opens into a welcoming hallway that provides access to all rooms. The living space is bright and comfortable, benefiting from large windows that allow natural light to flood in, creating an inviting setting for both relaxing and entertaining. Adjacent to this is a separate kitchen fitted with a range of units and workspace, offering practicality for everyday use.

The apartment features two bedrooms, making it ideal for a variety of buyers including professionals, couples, or those looking for a guest room or home office. The accommodation is completed by a modern bathroom fitted with a suite comprising bath, washbasin, and WC.

Externally, the building boasts attractive architectural details and occupies a prominent position within an established urban setting, with a range of amenities, shops, and transport links conveniently close by.

This appealing apartment combines character, functionality, and location, making it an excellent choice for those seeking a well-connected home.

### **Lounge**

14' x 13' 4" ( 4.27m x 4.06m )

### **Kitchen**

13' 11" x 4' 6" ( 4.24m x 1.37m )

### **Bedroom 1**

8' 11" x 7' 10" ( 2.72m x 2.39m )

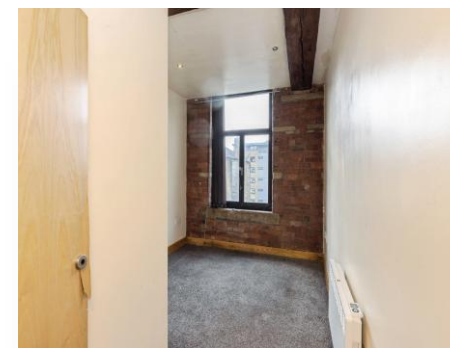
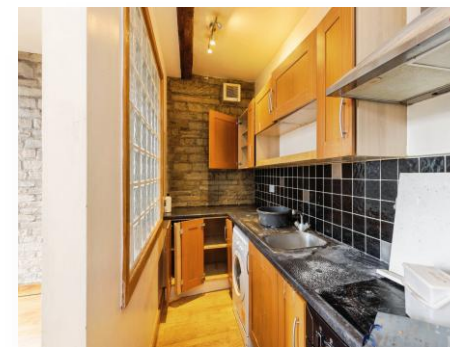
### **Bedroom 2**

7' 3" x 6' 9" ( 2.21m x 2.06m )

### **Bathroom**

9' 7" x 7' 1" ( 2.92m x 2.16m )

### **Hall**



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## Broadgate House Broad Street, Bradford

- Two-bedroom apartment
- Spacious and bright lounge
- Separate fitted kitchen
- Modern bathroom suite
- Characterful stone-built development

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1600.00

Ground Rent: 440.00

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.

# £50,000



Please note the marker reflects the postcode not the actual property

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