



Behrens Warehouse

, City Centre, Bradford, BD1 5HD

Rental £700 pcm

2 bedroom Flat / Apartment available 02 May 2024

11 Southbrook Terrace, West End, Bradford,
BD7 1AD

rentals@smartmovesgroup.com

[Opening Times](#)

Mon 09.00 - 17.00; Tues 09.00 - 17.00

- * Furnished
- * City Centre Apartment
- * En-Suite

Situation

Luxury two bedroom apartment located in Little Germany within a stunning mill conversion, a very short distance from the City Centre. The apartment is very spacious, and is finished to a high standard throughout, featuring a fully fitted kitchen, a large bathroom and an En-Suite shower room. Internal viewing highly recommended.

Accommodation

Bathroom

Bedroom 1

Bedroom 2

Ensuite

- * Furnished
- * Ideal for Amenities
- * Open Plan Kitchen/Living Room

Hallway

Open plan kitchen-living room

Utility cupboard

All measurements are approximate.

- * Two Double Bedrooms

Further Information

The deposit required is £807

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating		Current	Potential
100	A		
81-91	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

EU Energy label - Higher rating costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		Current	Potential
100	A		
81-91	B		
62-80	C		
43-61	D		

Creation Date: 30/04/2024

Property Ref: inst-10524

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Smart Property Management Ltd, 2024. Smart Property Management Ltd Registered in England No. 05462675