



## Woolston Warehouse

, Grattan Road, Bradford , BD1 2NH

# Rental £675 pcm

1 bedroom Flat / Apartment available 18 April 2024

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

[rentals@smartmovesgroup.com](mailto:rentals@smartmovesgroup.com)

[Opening Times](#)

Mon 09.00 - 17.00; Tues 09.00 - 17.00

- \* Furnished
- \* City Centre Apartment
- \* Double Bedroom

### Situation

The modern apartment is in Bradford's downtown at Woolston Warehouse, which is conveniently located on Grattan Road and convenient for commuters and local business people. Kirkgate Shopping Centre, Broadway Shopping Centre, City Park, and Leisure Exchange, which has a large selection of bars, restaurants, and shops, are just a few of the local amenities available to you. The apartment is extremely spacious and well-lit, with an open plan kitchen/living room and a modern, stylish bathroom. Internal viewing highly recommended.

### Accommodation

- \* Ideal for Amenities
- \* Electric Heating
- \* Furnished
- \* Phone/Internet Point

All measurements are approximate.

- \* Open Plan Kitchen/Living Room
- \* Secure Parking Available

### Further Information

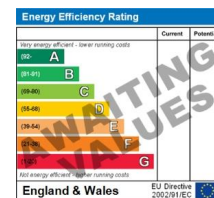
The deposit required is £778.85

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

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 (CO<sub>2</sub>) emissions.



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<sub>2</sub>) Rating

Creation Date: 18/04/2024

Property Ref: inst-10498

### 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