



## 6 Highgate Mill Highgate Mill Fold, Queensbury, Bradford, BD13 2SL

£550 Per Month

- Ground Floor Studio Flat
- Open Plan Lounge & Bedroom
- Bathroom with Shower
- EPC - D / Council Tax A
- Communal Entrance & Private Entrance
- Kitchen with Integrated Appliances
- Communal Parking - Permit Only
- Available Now

# 6 Highgate Mill Highgate Mill Fold, Bradford BD13

## 2SI

A Ground Floor Studio newly decorated throughout located at Clayton Heights. Close to local schools & transport links. The studio flat consists of; Communal Entrance, Flat Entrance, Open Plan Living Room, Lounge, Bedroom & Kitchen Area. Bathroom with Shower. EPC - D / Council Tax Band - A. Available End August 2026.



Council Tax Band:



### **Communal Entrance**

Communal Entrance & Hallway. Letterboxes

### **Flat Entrance**

Carpet, Intercom & Alarm

### **Open Plan Living Area**

LOUNGE AREA - Carpet. Stone Feature Wall. Double Glazed Window

BEDROOM AREA - Carpet

### **Kitchen Section**

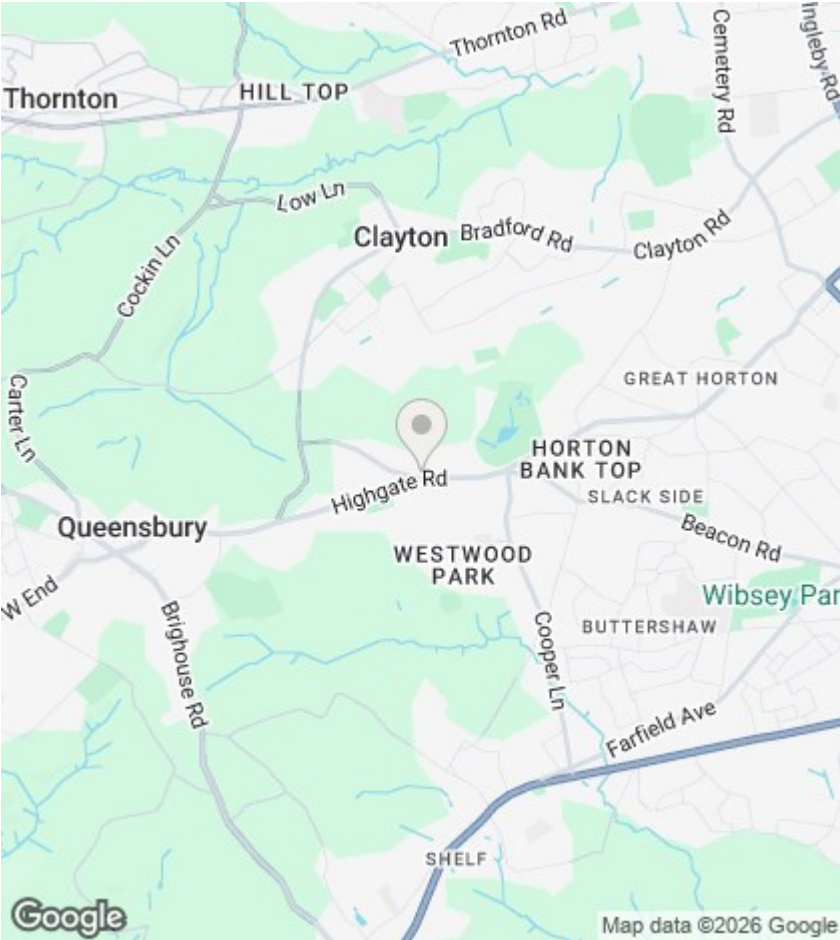
Vinyl Flooring. Storage Cupboard, Range of Beech Wooden Base Units, Cupboards & Drawers with Work Tops. Storage Cupboard with Hot Water System Tank. Integrated Oven, Hob & Grill with Extractor Fan, Dishwasher, Washing Machine & Fridge.

### **Bathroom**

Tiled Flooring. Chrome Wall Radiator. White WC, Basin & Bath with Thermostatic Shower over.

### **Outside**

Communal Parking (PERMIT ONLY) Bin Area.



## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |