



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 End August 2026

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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

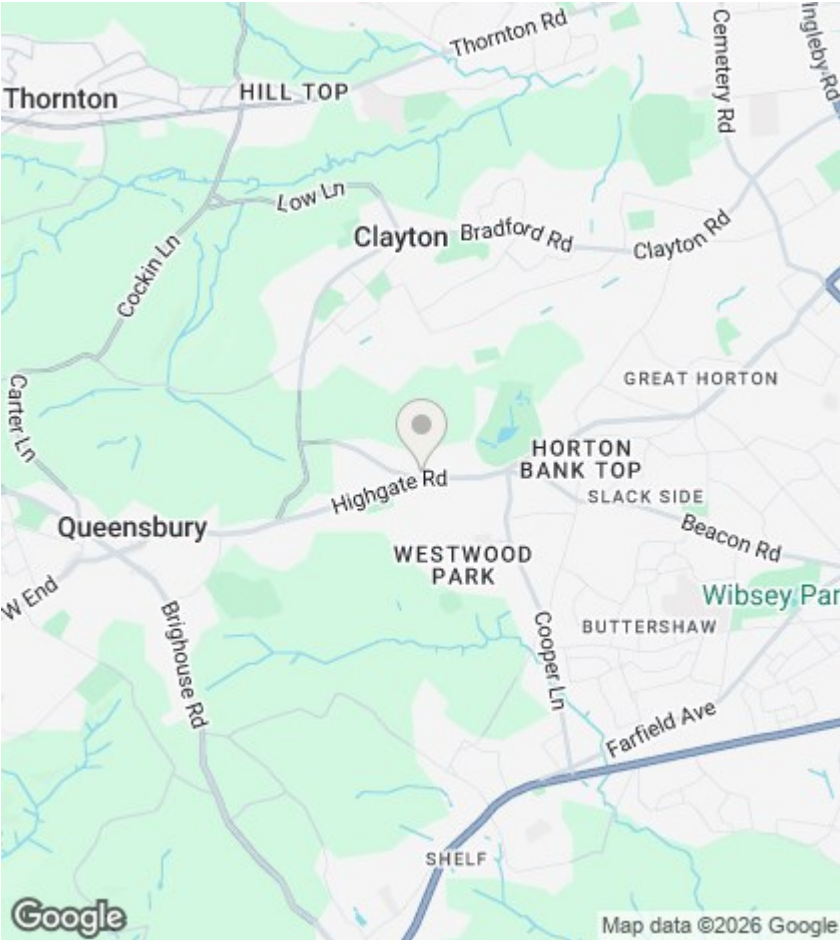
Vinyl Flooring. Storage Cupboard, Range of Beech Wooden Base Units, Cupboards & Drawers with Work Tops. Storage Cupboard with Hot Water System Tank. Integrated Oven, Hob & Grill with Extractor Fan, Dishwasher, Washing Machine & Fridge.

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	