



8 Apperdale, Apperley Bridge, Bradford, BD10 0FB

Modern town house built around 6 years ago. The well presented accommodation is arranged over two floors and includes: THREE BEDROOMS (master with en-suite) Living room, kitchen, house bathroom. This fine example is further enhanced by: DRIVE and GARAGE, pleasant gardens and a useful boarded loft. Forming part of this recently created, yet well regarded part of Apperley Bridge, a short walk to the canal and the Marina along with access to the train station and handy for travel to both LEEDS and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

£280,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

SERVICE CHARGE We are advised by our clients there is a service charge payable of around £10 per month - please contact us for further details

ENTRANCE HALL Tiled floor. WC off

LOUNGE 16'6" x 14'8" (5.03m x 4.47m)

Patio doors to rear garden. Understair store closet

KITCHEN 10'5" x 7'3" (3.18m x 2.2m)

Modern wall and base units. Built in oven with separate hob. Plumbed for auto-washer.

LANDING Closet housing boiler. Access to loft. Pull down ladder

BEDROOM ONE 10'5" (max) x 8' (3.18m (max) x 2.44m)

Built-in wardrobes and store closet

ENSUITE SHOWER ROOM WC, wash basin and shower cubicle

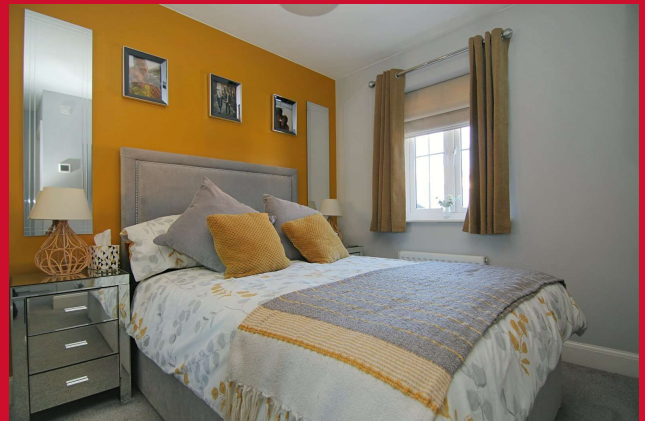
BEDROOM TWO 10'8" x 7'7" (3.25m x 2.3m)

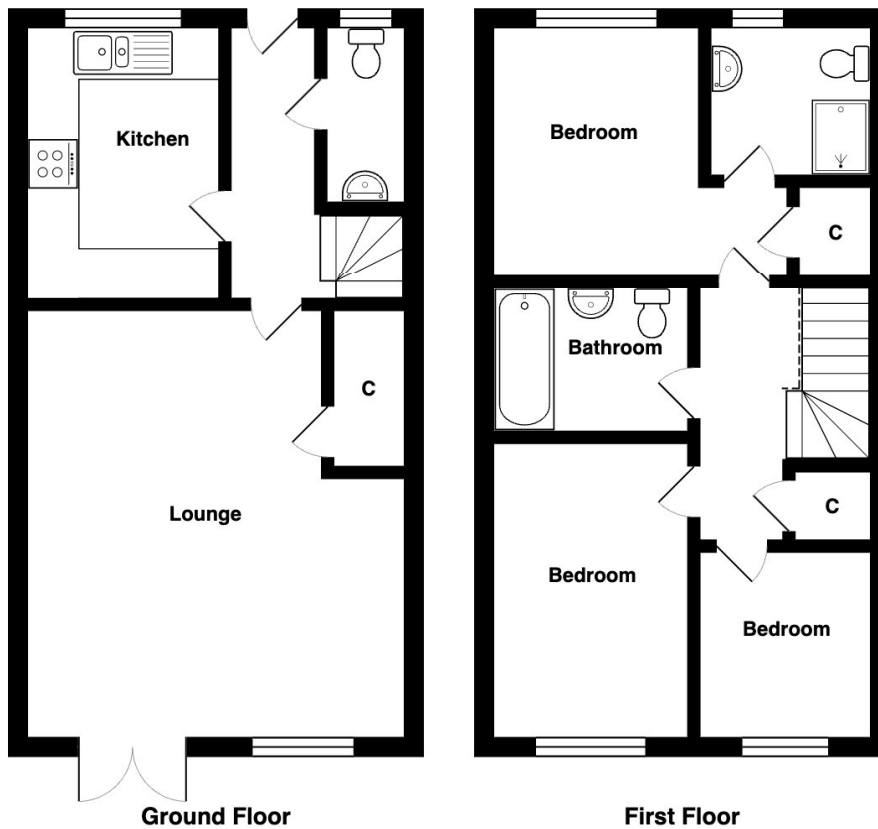
BEDROOM THREE 7'2" x 6'8" (2.18m x 2.03m)

BATHROOM Three piece white suite. Tiled walls and floor

OUTSIDE Drive, garage (middle of three), pleasant rear garden.

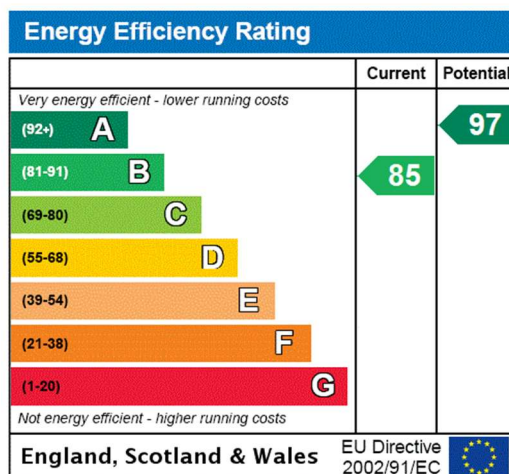
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 76.1 m² ... 819 ft²

All measurements are approximate and for display purposes only



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