



2 Waterloo Crescent, Apperley Bridge, Bradford, BD10 0NQ

GUIDE PRICE £250,000 - £260,000

NO CHAIN – Charming GRADE 2 listed cottage benefiting from a recent refurbishment. This well proportioned TWO BEDROOM example boasts a good size rear garden, part of which directly overlooks the river. Forming part of this understandably sought after part of Apperley Bridge, a short walk to the train station, around 4 miles to LBA.. if travel isn't for you then you have a choice of walks on the doorstep including: woodland, river side or canal towpath. A detailed inspection is essential to fully appreciate both the accommodation and the super location. Contact Robert Watts to arrange YOUR VIEWING today.

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 16'5" x 12'8" (5m x 3.86m)

KITCHEN DINER 16'5" x 7'7" (5m x 2.3m)

Selection of wall and base units, work tops, sink unit, built in oven and hob - plumbed for washing machine - useful downstairs store

LANDING

BEDROOM 1 13'2" x 12'8" (4.01m x 3.86m)

Useful walk in store

BEDROOM 2 10'3" x 9'9" (3.12m x 2.97m)

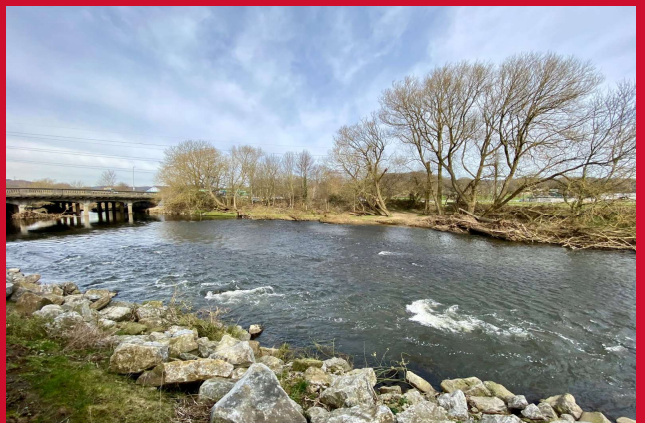
SHOWER ROOM

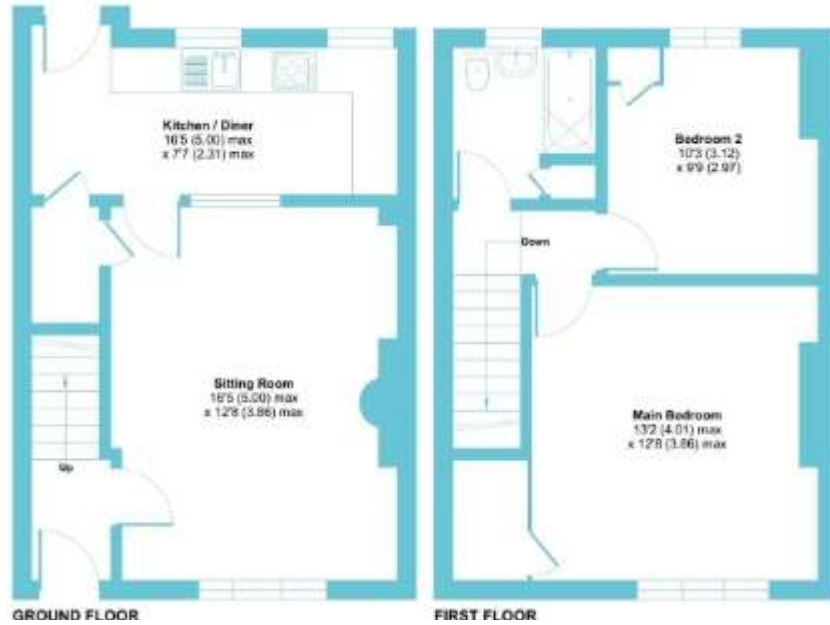
SHOWER ROOM Recently installed suite comprising - walk in shower cubicle, vanity WC / wash basin

OUTSIDE Parking to front, additionally there is a communal area with additional spaces for residents - to the rear is a good size garden in two sections, the further of which overlooks the river

FLOOD RISK We have checked the gov.uk website which shows the address as low risk for river and sea flooding and very low for surface water flooding. Please check the site for current flood risk status.

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.





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

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