



### **4 Applehaigh Close, Bradford, BD10 9DW**

NO CHAIN - ENVIABLE CUL-DE-SAC PLOT - SEMI-DETACHED currently providing THREE BEDROOM accommodation. Of likely appeal to a variety of buyers, especially young families as there are more than 10 primary schools within a mile. Handy for local amenities in and around Idle Village, Five Lane Ends (including Morrisons) and Greengates. Well placed for access to Apperley Bridge Train Station - around 2 miles (approx 10 mins away). Contact Robert Watts to arrange YOUR viewing today.

**£180,000**

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### **COUNCIL TAX Bradford**

Band C

### **TENURE Freehold**

### **ENTRANCE HALL**

### **LIVING ROOM 16'4" x 11'2" (4.98m x 3.4m)**

Useful understairs store

### **KITCHEN 14'4" x 8'6" (4.37m x 2.6m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine - patio door to rear garden

**LANDING** Access to loft space - closet housing hot water cylinder

### **BEDROOM 1 13'6" x 7'9" (4.11m x 2.36m)**

### **BEDROOM 2 9'5" (2.87) + robes x 7'9" (2.36)**

Fitted wardrobes

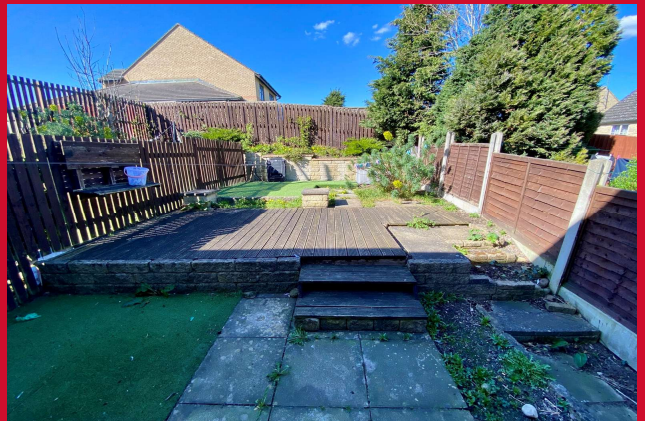
### **BEDROOM 3 8'7" x 6'3" (2.62m x 1.9m)**

**BATHROOM** Three piece white suite, over bath shower and screen

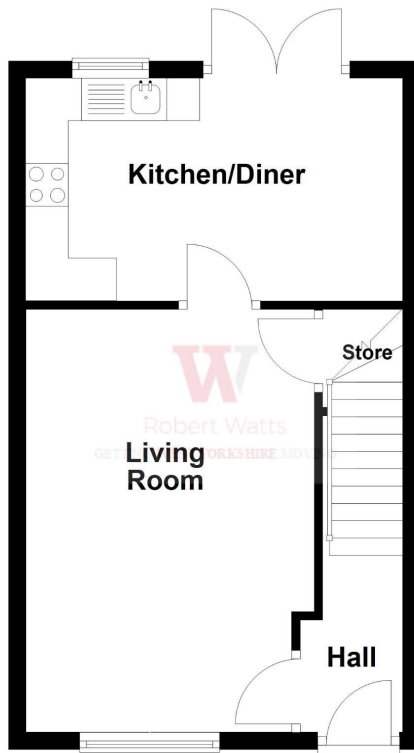
**OUTSIDE** Pleasant gardens front and rear, driveway parking

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.

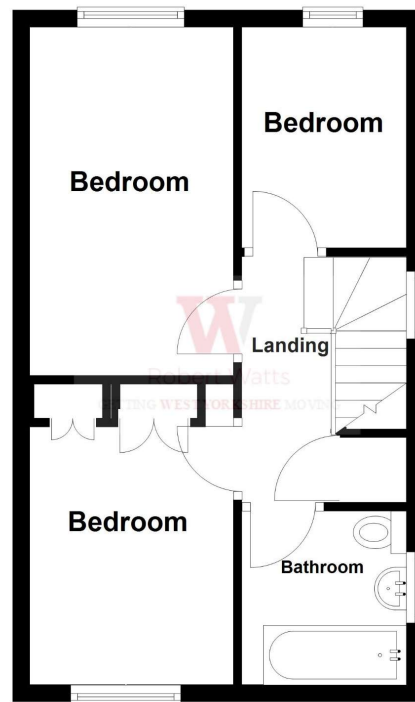





Ground Floor



First Floor



Energy Efficiency Rating

|   | Current  | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs |  |           |
| (92+) <b>A</b>                              |  |           |
| (81-91) <b>B</b>                            |  | 87        |
| (69-80) <b>C</b>                            |  |           |
| (55-68) <b>D</b>                            | 66   |           |
| (39-54) <b>E</b>                            |  |           |
| (21-38) <b>F</b>                            |  |           |
| (1-20) <b>G</b>                             |  |           |
| Not energy efficient - higher running costs |  |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |