



9 Parkin Lane, Apperley Bridge, BD10 0NF

NO CHAIN – INNER TERRACE - This well-proportioned TWO BEDROOM example is one of only three in this small row. The pleasant rear garden which directly overlooks the river, further adds to the appeal here. 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.

£180,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

FLOOD RISK We advise all interested parties to check the current flood risk rating via the gov.uk website

ENTRANCE HALL

LIVING ROOM 13'1" x 11'8" (4m x 3.56m)

Open arch to kitchen diner

KITCHEN DINER 15' x 8'5" (4.57m x 2.57m)

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

LANDING Access to loft space

BEDROOM 1 15'1" max x 10'7" (4.6m max x 3.23m)

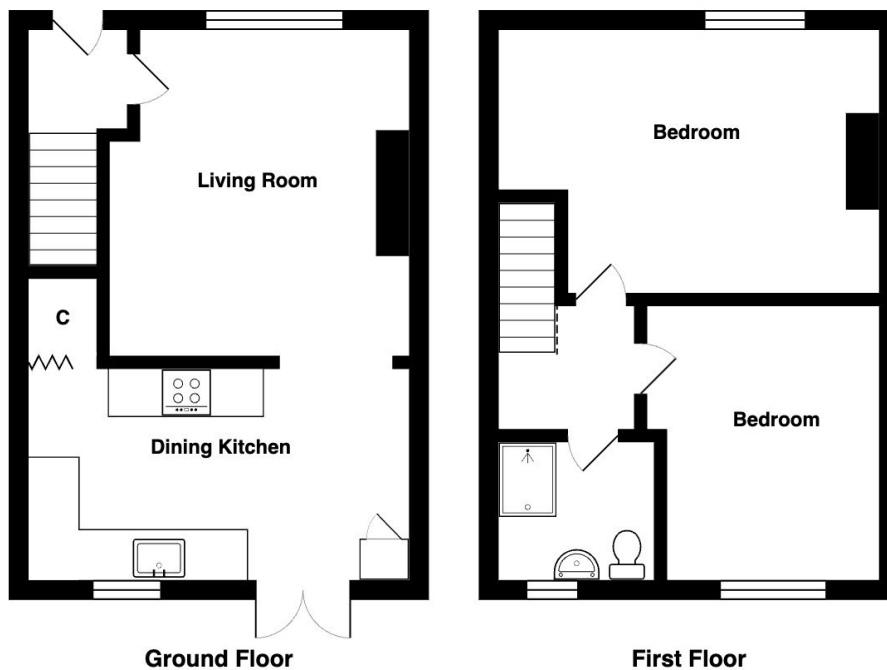
BEDROOM 2 10'9" x 8'5" (3.28m x 2.57m)

SHOWER ROOM Shower cubicle, WC and wash basin - tiled floor

OUTSIDE Block paved parking to front, pleasant rear garden overlooking the River Aire

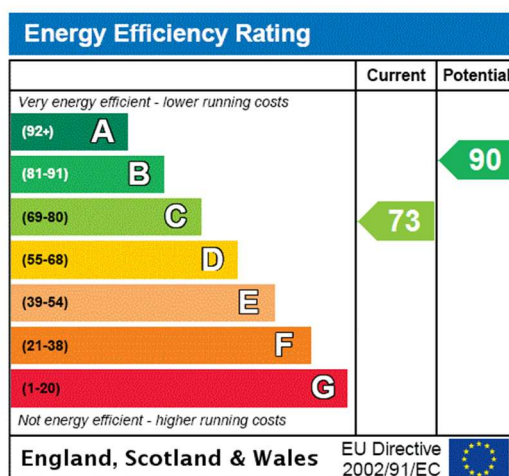
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 60.9 m² ... 656 ft²

All measurements are approximate and for display purposes only



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