



## 7 Apperley Gardens, Apperley Bridge, Bradford, BD10 0ND

NO CHAIN – Popular style of SEMI-DETACHED currently providing THREE BEDROOM accommodation.

Occupying an enviable CUL-DE-SAC plot this fine example is further enhanced by: CONSERVATORY, GARAGE and PLEASANT GARDENS. 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.

**£250,000**

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

**COUNCIL TAX Bradford**

Band C

**TENURE** Unknown - this property is currently unregistered therefore we can't confirm tenure - our research shows other properties recently sold on the same street are freehold

**ENTRANCE HALL**

**LIVING ROOM 22'8" (6.9) max overall x 10'6" (3.2) max**

Feature fire surround

**CONSERVATORY 8'8" x 7'1" (2.64m x 2.16m)**

**KITCHEN 9'7" x 8'4" (2.92m x 2.54m)**

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor - useful store room off

**LANDING** Access to loft space

**BEDROOM 1 11'8" (3.56) x 8'7" (2.62) plus robes**

Fitted wardrobes

**BEDROOM 2 10'5" x 9'8" (3.18m x 2.95m)**

**BEDROOM 3 6'4" x 5'8" (1.93m x 1.73m)**

Useful stair head store

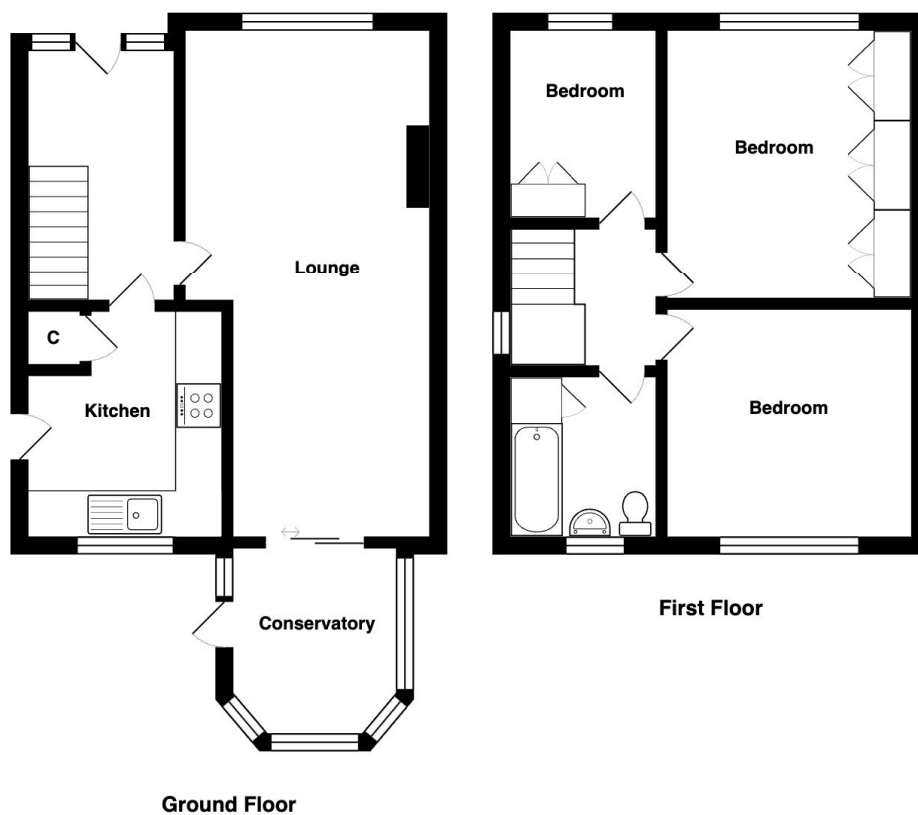
**BATHROOM** Three piece suite

**OUTSIDE** Drive to garage, pleasant gardens front and rear

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.

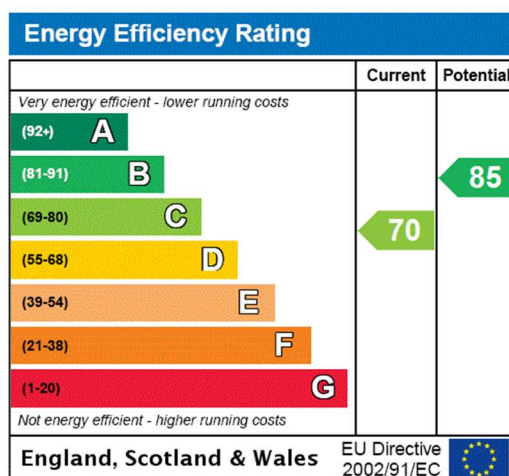









Total Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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