



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

NO CHAIN - SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

Popular style of SEMI-DETACHED currently providing TWO BEDROOM accommodation. Occupying an enviable CUL-DE-SAC plot this fine example is further enhanced by: UTILITY EXTENSION, GARAGE for storage (no vehicle access) 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.

**Asking Price £220,000**

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### **COUNCIL TAX Bradford**

Band B - with improvement indicator

**TENURE** Freehold

### **ENTRANCE HALL**

#### **LOUNGE 13'3" x 13'6" (4.04m x 4.11m)**

Glazed doors to kitchen

#### **KITCHEN 13'2" x 10'1" (4.01m x 3.07m)**

Selection of wall and base units. Built-in oven, hob and extractor. Plumbed for auto-washer

#### **MULTI-PURPOSE ROOM/UTILITY 7'1" x 9'7" (2.16m x 2.92m)**

Plumbed for auto-washer

**SIDE HALL** Understair store. WC off.

### **LANDING**

#### **BEDROOM ONE 15'3" (4.65) (max to chimney breast) x 11'4" (3.45)**

With two windows. Useful store closet.

#### **BEDROOM TWO 10'2" x 9'4" (3.1m x 2.84m)**

Access to loft

**LOFT SPACE** Insulated

**BATHROOM** Three piece suite

**OUTSIDE** Drive to storage garage (no vehicle to access). Garden to front. Pleasant garden to rear including covered deck terrace

**AML DISCLAIMER** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

**SWIFT MOVE** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		