



### 3 Canter Way, Bradford, BD2 3FE

Modern SEMI- DETACHED forming part of the ever popular, award winning The Bridleways development in BD2 by Barratt Homes. Within walking distance of established and newly built amenities, handy for the train station at Apperley Bridge. Built in 2022 this fine TWO BEDROOM example is offered at a realistic price and will likely appeal to a variety of buyers including first time buyers. Of road parking and a pleasant enclosed garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING TODAY.

**Asking Price £185,000**

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### **COUNCIL TAX Bradford**

Band B

### **TENURE Freehold**

### **ENTRANCE HALL**

### **LIVING ROOM 12'9" x 12' (3.89m x 3.66m)**

Open staircase to first floor

### **KITCHEN 12'9" x 7'5" (3.89m x 2.26m)**

Modern wall and base units, work tops, sink unit , plumbed for washing machine - useful store and WC off

### **LANDING**

### **BEDROOM 1 12'9" x 9'3" (3.89m x 2.82m)**

Useful store closet

### **BEDROOM 2 12'8" x 7'6" (3.86m x 2.29m)**

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

### **OUTSIDE** Off road parking to front, enclosed garden to rear

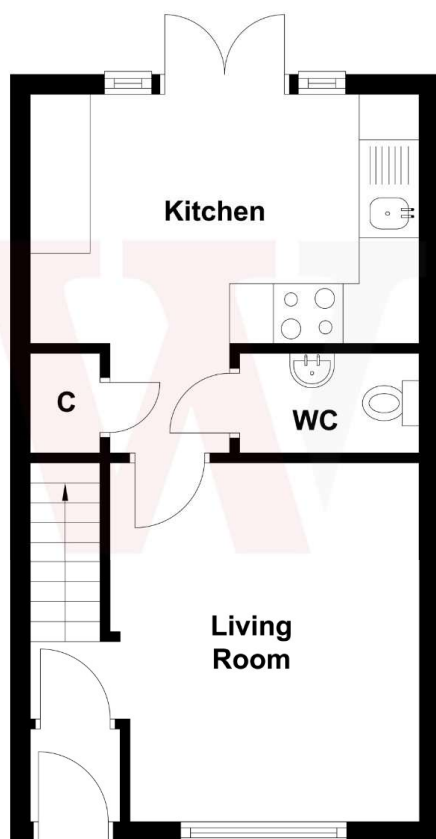
**AML DISCLAIMER** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

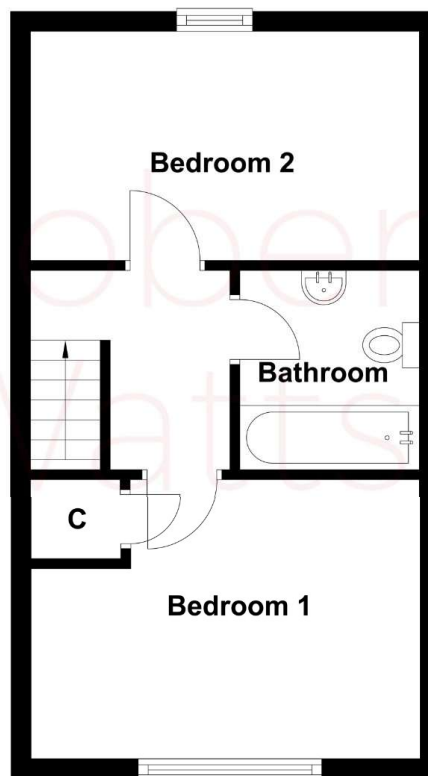




## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		