



3 The Quayside, Apperley Bridge, Bradford, BD10 0UL

NO CHAIN – HOTSPOT APPERLEY BRIDGE LOCATION - Well presented 2 bedroom property has an amazing view overlooking the marina on the Leeds Liverpool canal. Of likely appeal to a variety of buyers including those looking to downsize or a young couple looking for their first home. This fine example is further enhanced by: **CONSERVATORY** , **GARAGE** and **LOW MAINTENANCE ENCLOSED REAR GARDEN**. Contact Robert Watts to arrange **YOUR VIEWING** today.

£250,000



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FLOOD RISK Our research shows this property is high flood risk (rivers and sea) Our client is exploring the possibility of challenging this with the environment agency - we advise all interested parties to check the current flood risk rating via the gov.uk website

COUNCIL TAX Bradford
Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'4" x 13' max (4.37m x 3.96m max)

DINING ROOM 9'5" x 6'9" (2.87m x 2.06m)
Open to kitchen, patio doors to conservatory

KITCHEN 9'5" x 5'7" (2.87m x 1.7m)
Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine

CONSERVATORY 12'1" x 6'6" (3.68m x 1.98m)
Access to rear garden

LANDING Access to loft space

BEDROOM 1 9'8" x 8'7" (2.95m x 2.62m)
Built in wardrobe, useful store closet (housing hot water cylinder)

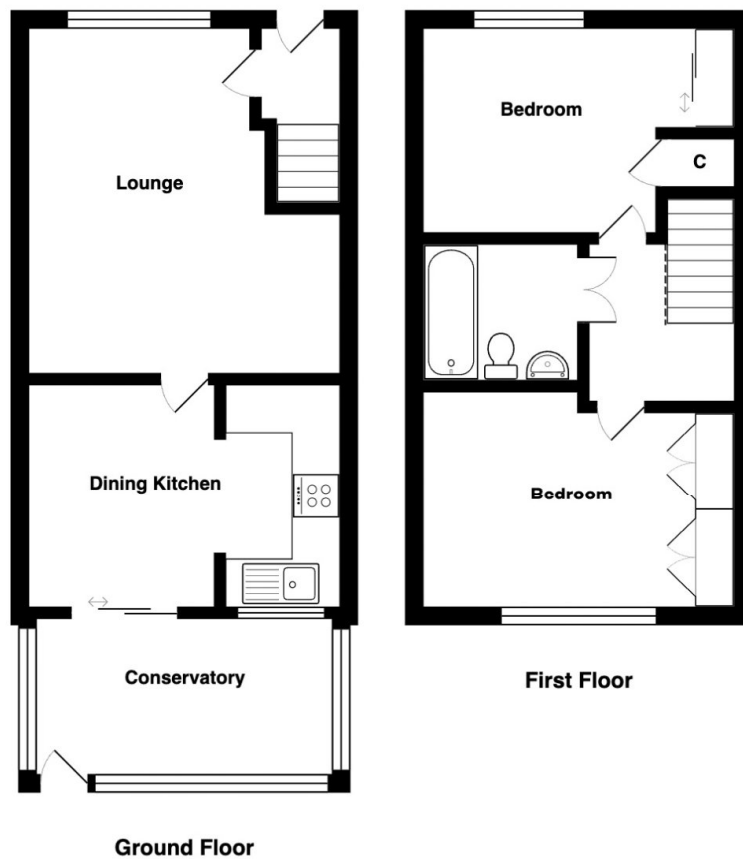
BEDROOM 2 10'8" (3.25) plus robes x 9'1" (2.77)
Fitted wardrobes

BATHROOM Three piece white suite, mixer tap over bath shower and screen

OUTSIDE Enclosed low maintenance rear garden, small garden to front with views over and easy access to the Marina

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: 67.1 m² ... 722 ft²

All measurements are approximate and for display purposes only

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

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