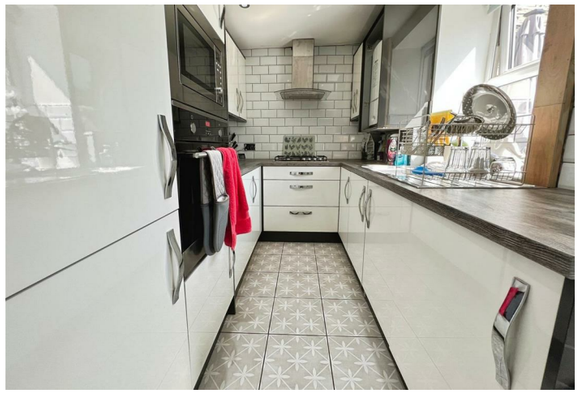
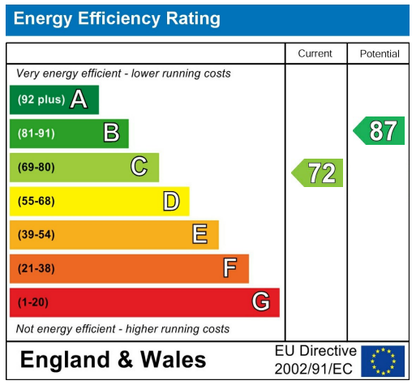
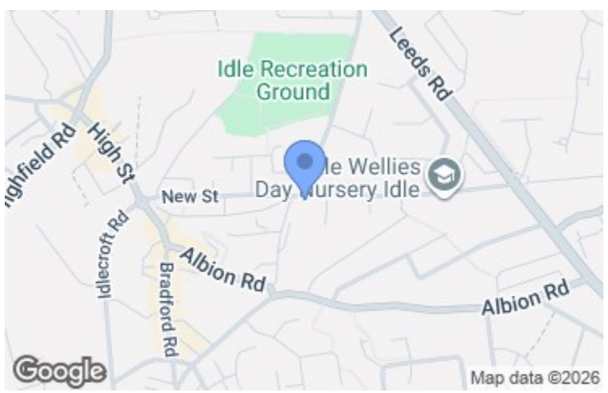





## Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

## Directions

See Mapping.

# Apperley Road, Bradford, BD10 9RR
# Offers In The Region Of £145,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

# Apperley Road, Bradford, BD10 9RR

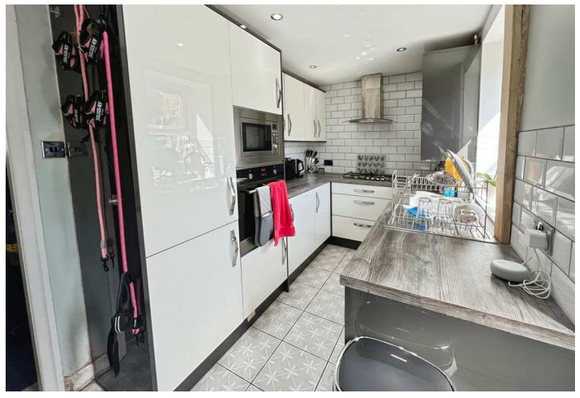
1 1 1

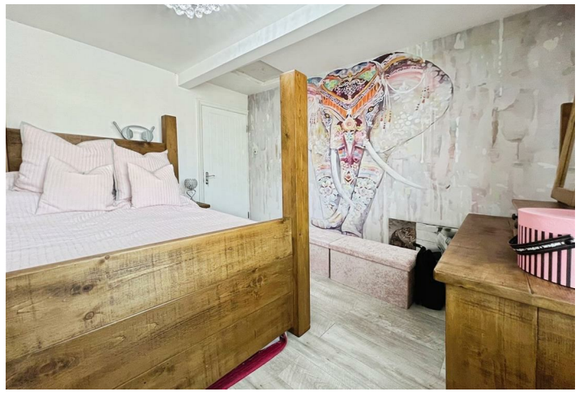
** CHARACTER STONE BUILT COTTAGE ** ONE GENEROUS DOUBLE BEDROOM ** RECENTLY REFURBISHED ** MODERN KITCHEN & BATHROOM ** CONVENIENT LOCATION ** CLOSE TO LOCAL AMENITIES ** ENCLOSED REAR GARDEN ** A charming one-bedroom cottage, has been thoughtfully refurbished to blend modern and characterful features. Situated close to an array of local amenities and with excellent transport links, ideal for first time buyers, young professionals and buy to let investors alike!

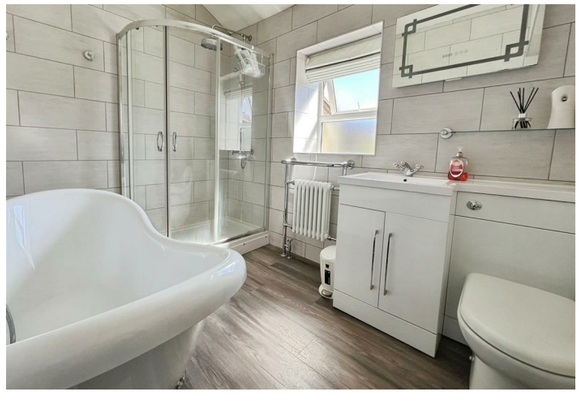
A composite door to front leads into a cosy lounge that includes laminate flooring, exposed beams, and a log-burning stove, gas central heating and a double glazed window with shutter blinds to front. The contemporary kitchen is a highlight, featuring sleek white gloss units complemented by a stylish work surface. It comes equipped with an integral fridge freezer, washing machine, electric oven, microwave, and a gas hob, a sink and drainer with window over and a door to rear, providing easy access to the rear garden.

Ascending to the first floor, you will find a generous double bedroom, complete with wall-to-wall fitted wardrobes featuring sliding mirrored doors. This room is bright and airy, thanks to the window overlooking the front, and is also heated by gas central heating. The modern bathroom, showcases a stylish four-piece suite that includes a roll-top bath, a separate shower cubicle, a wash hand basin, and a w/c, all finished with fully tiled walls and vinyl flooring. A separate w/c and wash hand basin complete the first floor, adding convenience.

Externally, the property boasts a large enclosed garden to the rear, primarily laid to lawn with fenced borders, providing a peaceful outdoor space. A low-maintenance patio seating area is perfect for enjoying the fresh air or entertaining guests. This cottage is a rare find, combining character, modern amenities, and a lovely garden, ideal for first time buyers, young professionals and buy to let investors alike!







**Train**
your text here

**Primary School**
your text here

**Secondary School**
your text here

## Fixtures & fittings
Recently Refurbished One Bedroom Stone Built Cottage With Modern Kitchen & Bathroom & Large Enclosed Garden To Rear.

## Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.

## Rating authority
Borough Council Tax Band B

## Tenure
Freehold