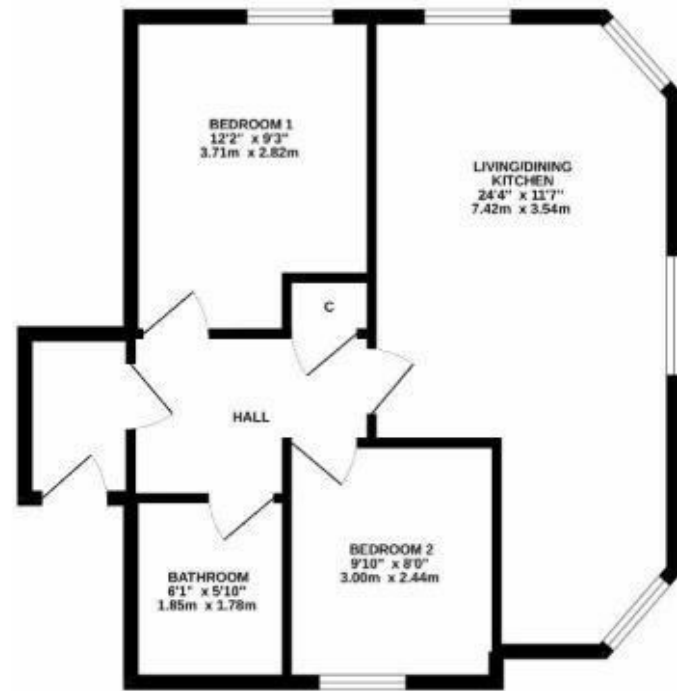


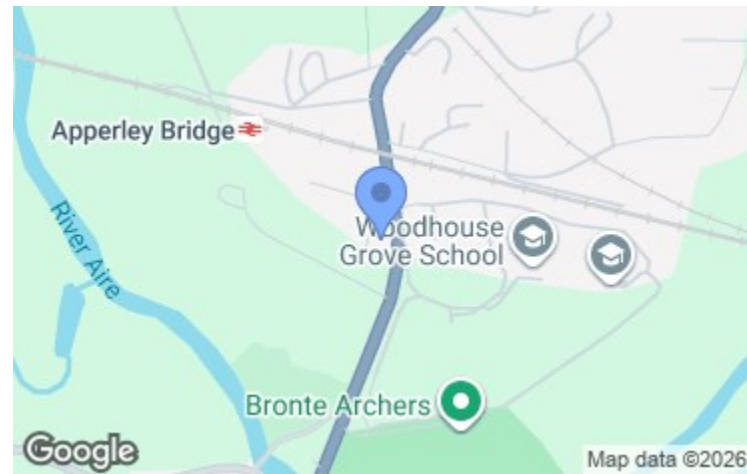
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.
After every attempt has been made to ensure the accuracy of the floor plan, it is possible that some discrepancies may arise. We do not accept any liability for such discrepancies. The actual dimensions of the property may vary from those shown on the floor plan. We do not accept any liability for such discrepancies.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



**The Strone, Bradford, BD10 0NZ
 Offers In The Region Of £179,950**

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.



The Strone, Bradford, BD10 0NZ

 1  2  1

**** Two Bedroom Ground Floor Apartment ****
Very Well Presented ** Modern Open Plan
kitchen/Lounge ** No Onward Chain **
Communal Garden ** Close To Good Schools &
Local Amenities ** Quiet Area ** Nestled in the charming area of Apperley Bridge, Bradford, this delightful two-bedroom ground floor flat offers a perfect blend of modern living and historical charm. Built in 1850, the property spans an impressive 700 square feet and is designed to provide comfort and convenience.

As you enter, you are welcomed by a well-presented hallway that leads to each room. To the left, you will find the first bedroom, a spacious double room that boasts ample space for wardrobes and features a double-glazed window overlooking the serene Communal rear garden. On the opposite side, the second bedroom also offers a comfortable space, complete with carpeted flooring and a double-glazed window, making it an ideal retreat.

The family bathroom is thoughtfully designed with a three-piece suite, including a shower

over the bath, and is fully tiled, providing a clean and modern aesthetic. The heart of the home is the contemporary open-plan kitchen and living room, which is flooded with natural light from multiple double-glazed windows. The kitchen is equipped with stylish wall and base units, along with both freestanding and integrated appliances, making it a joy for any home cook.

Outside, residents can enjoy a communal garden, perfect for relaxation or social gatherings. The property also includes two designated parking spaces, ensuring convenience for you and your guests.

This flat is an excellent opportunity for those seeking a comfortable and stylish home in a desirable location. With its blend of modern amenities and historical character, it is sure to appeal to a wide range of buyers.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 A fabulous 2 bedroom ground floor apartment, located close to the Apperley Bridge Train Station.

Rating authority
 Borough Council Tax Band C

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.

Tenure
 Leasehold