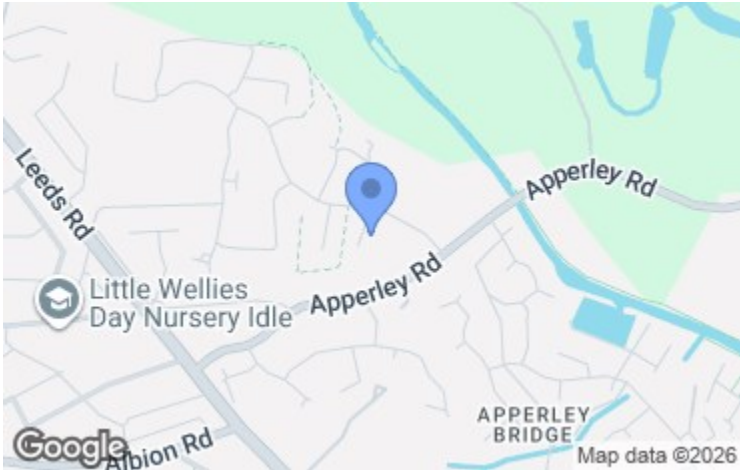




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Apperdale, Bradford, BD10 0FB
Offers In The Region Of £160,000

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.

**** Two Bedrooms ** First Floor Apartment ** No Onward Chain ** Garage space and On-street Parking ** Modern Apartment **** Nestled in the charming area of Apperley bridge, Bradford, this well-presented two-bedroom first-floor apartment offers an excellent opportunity for both buy-to-let investors and those seeking to downsize. Upon entering the property, you are greeted by a staircase leading to the apartment, which features a welcoming hallway with plush carpet finish leading to the apartment.

The apartment boasts two front-facing bedrooms, each equipped with double-glazed windows that allow ample natural light to flood the space. Both rooms feature built-in wardrobes and are finished with a light grey carpet, creating a serene and inviting atmosphere. The modern family bathroom is a highlight, showcasing a stylish three-piece suite complete with a shower over the bath, and fully tiled walls and flooring for a sleek look.

The kitchen is generously sized, offering a range

of wall and base units, integrated appliances, and an electric hob with a built-in extractor fan above. Double-glazed windows provide a pleasant view and allow for ventilation, while there is ample room for additional kitchen appliances. The tiled flooring and walls add a contemporary touch to this functional space.

Adjacent to the kitchen, the living room is a good size and features double-glazed windows to the front, ensuring a bright and airy feel. Central heating and a carpet finish enhance the comfort of this inviting area, perfect for relaxation or entertaining guests.

Outside, the property benefits from a side front yard and a large garage located beneath the apartment, providing convenient parking vehicles. This delightful flat combines modern living with practicality, making it an ideal choice for those looking to invest or downsize in a lovely community setting.



Fixtures & fittings A Well-Presented Two Bedroom First Floor Apartment Ideal For Buy To Let Investors Or Those Looking To Downsize.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band B	Tenure Leasehold