



TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Carr Beck Rise, Bradford, BD10 0FH

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DO NOT MISS the opportunity to view this MODERN SEMI DETACHED TOWN HOUSE in the very popular area of APPERLEY BRIDGE! Situated just off Harrogate Road & close to Apperley Bridge Railway Station. Only 12 months old and beautifully presented! Offering THREE BEDROOMS with MASTER ENSUITE!

The ground floor offers a light and neutrally decorated hallway with oak flooring, staircase and very useful WC. Leading into the Open Plan dining kitchen and seating area with bi folding doors to the rear garden. The modern kitchen is fitted with High Gloss units, Beech worktops, edgings, ceramic induction hob, wall mounted oven and extractor hood.

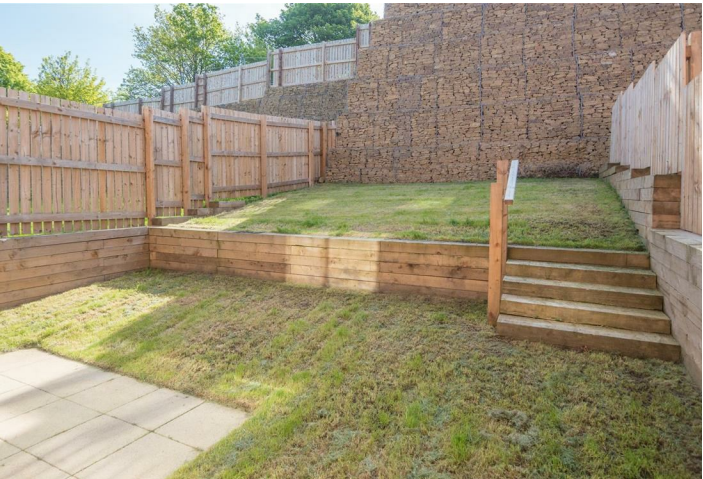
The first floor leads to the spacious lounge with a light and neutral decor, bay window and carpet flooring. The first of the house bedrooms is the Master double bedroom with sliding wardrobes and ensuite shower room. Light and neutrally decorated with carpet flooring the modern ensuite has a walk in shower cubicle

with thermostatic wall control, modern wall mounted wash basin and WC.

The second floor landing offers access to the second double bedroom with a light decor and carpet flooring. Double bedroom three has a light decor and adjacent is the modern family bathroom with ceramic tiling, integral shower unit, wall mounted wash basin and WC.

Externally a tarmac driveway offers off road parking for two vehicles. The tiered and lawned rear garden has a paved patio and is enclosed by raised sleepers and timber fencing.

SIMPLY STUNNING & VIEWING HIGHLY RECOMMENDED!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
PVCu Double Glazing & Gas Central Heating

Rating authority  
Borough Council Tax Band D

Services  
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