



£235,000

NEW PRICE* *THREE BEDROOMS* *NO CHAIN* *POTENTIAL TO EXTEND* *POPULAR LOCATION* *QUIET CUL-DE-SAC* *GARDEN* *DRIVEWAY PARKING* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *APPERLEY BRIDGE TRAIN STATION NEARBY

Townend Estate Agents offer for sale this charming semi-detached house nestled in the tranquil cul-de-sac of Simpson Grove. A fantastic opportunity for families seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests.

Upon entering, you are welcomed into a spacious lounge diner, perfect for both relaxation and entertaining. This inviting area is filled with natural light, creating a warm and welcoming atmosphere.

Additionally, the property offers off street parking along with a garage and gardens. The discerning viewer will also note the potential to extend the property at the side or rear to create additional living space/bedrooms dependant on their needs.

One of the standout features of this home is its proximity to Apperley Bridge train station, making it an excellent choice for commuters. The location provides easy access to local amenities, schools, parks, river Aire, Leeds-Liverpool canal and marina, further enhancing its appeal for families.

This property is a perfect choice for those looking to settle in a friendly neighbourhood while enjoying the benefits of nearby transport links. Don't miss the chance to make this lovely property your new home.

The property comprises briefly: Entrance, Lounge Diner with patio door leading to rear garden, Kitchen fitted with a range of base & wall units. Upstairs are three bedrooms and the house bathroom. Externally to the rear is a pleasant garden, with driveway parking and garage to the front.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Simpson Grove, BD10

Approximate Gross Internal Area
85.8 sq m / 923 sq ft

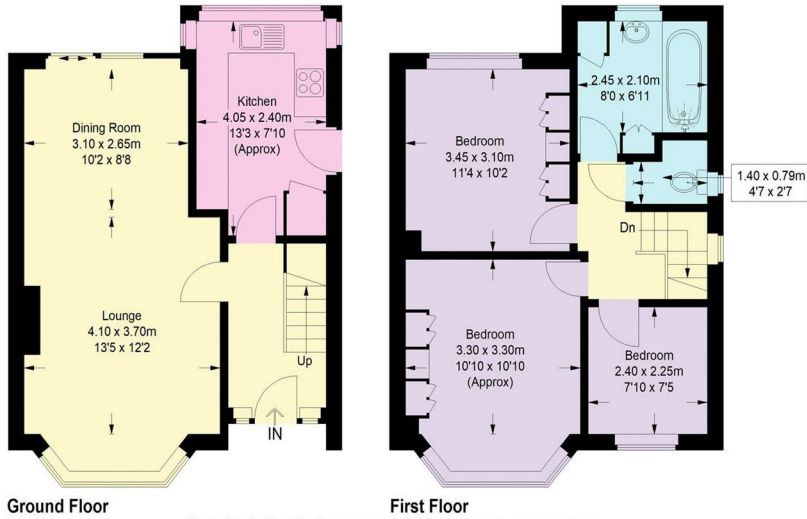
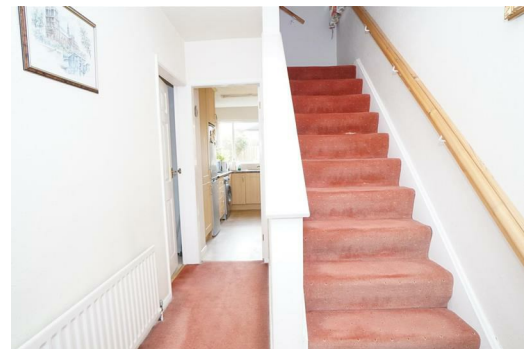


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1149443)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		