



**Asking Price £169,000**

**\*TWO BEDROOMS\* \*IDEAL FOR FIRST TIME BUYERS & LANDLORDS\* \*SOUTH FACING GARDEN\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*NEW CARPET\* \*APPERLEY BRIDGE TRAIN STATION CLOSE BY\***

Townend Estate Agents offer for sale this charming end town house. Presenting an excellent opportunity for first-time buyers or savvy landlords seeking a promising investment, with a return of around £850-£900pcm. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. With two bathrooms, convenience is at the forefront, ensuring that morning routines and evening unwinding can be enjoyed without hassle. The house is complemented by delightful gardens, offering a serene outdoor retreat where one can enjoy the fresh air and perhaps indulge in Alfresco Dining. Situated in close proximity to the amenities of Idle Village, residents will find a variety of shops, cafes, and local services just a short stroll away. Additionally, the nearby Apperley Bridge train station provides excellent transport links, making commuting to Leeds, Bingley, Skipton and beyond both easy and efficient. Canal and Riverside walks along with the thriving Marina are just a short walk away. This property is not only a wonderful home but also a strategic investment opportunity, given its desirable location and features. Whether you are looking to settle down or expand your property portfolio, this end town house on Apperley Road is certainly worth considering.

Ask us about....

**AUCTION**

**CONVEYANCING**

**MORTGAGES**

**SURVEYS**



## Apperley Road, BD10

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft

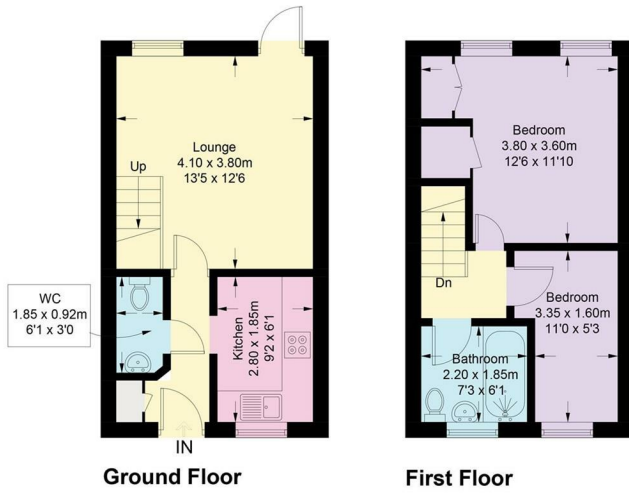


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1202056)



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