



£1,100

TWO BEDROOMS *MARINA VIEWS* *FANTASTIC FOR WALKERS* *GARAGE & PARKING* *GARDEN* *CLOSE TO LOCAL SCHOOLS AND AMENITIES*

Nestled in the charming area of Apperley Bridge, this delightful townhouse at The Moorings presents a rare opportunity for those seeking a tranquil lifestyle. With two well-proportioned bedrooms and a comfortable reception room. The house boasts a modern bathroom and ample parking space for multiple vehicles. One of the standout features of this property is its enviable position facing the picturesque Apperley Bridge marina. Imagine enjoying peaceful sunny mornings by the water, a perfect backdrop for relaxation and leisure. Opening out to fantastic walks along the Leeds-Liverpool canal, heading towards Rawdon or Saltaire, just a stones throw from the marina cafe and other popular restaurants/pubs and independent shops. Within walking distance to the highly regarded Woodhouse Grove school, this property is ideal for those looking to start a family. Additionally, the property is conveniently located within walking distance to the local train station, providing excellent transport links for commuting or exploring the surrounding areas.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Total floor area 69.1 m² (744 sq.ft.) approx



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 | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (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 | EU Directive 2002/91/EC | 86 | England & Wales | EU Directive 2002/91/EC | |