



£390,000

\*FOUR BEDROOMS\* \*DETACHED\* \*FANTASTIC LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GARDENS\* \*GARAGE & DRIVEWAY PARKING\* \*STUDY & UTILITY ROOM\* \*IDEAL FOR FAMILIES\*

Townend Estate Agents offer for sale this stunning four bedroom detached home. Steeped in local history, the ever popular Apperley Bridge is home to numerous listed buildings, including historic public houses, waterworks, barn conversions and quaint cottages. With mill works converted into apartments, new housing developments and a modern train station, Apperley Bridge blends classic and contemporary styles, making it one of the most desirable areas to live in Bradford. Located just a short walk from the well-regarded Woodhouse Grove school, this property is ideal for families looking to provide their children with a quality education. Additionally, the proximity to the Apperley Bridge train station makes commuting a breeze for professionals.

The kitchen day-room is a highlight of this home, providing the perfect setting for modern living and entertaining guests. Imagine preparing delicious meals while socialising with your loved ones in this inviting space. Outside, a good-sized garden awaits, offering a tranquil retreat where you can unwind and enjoy the fresh air whilst enjoying long distance views from the raised terrace. With parking available for multiple vehicles, convenience is at your doorstep.

The property comprises briefly: Entrance, Lounge, Kitchen-Day room, Study, Utility Room, Cloaks W/C. Upstairs are four bedrooms, the master with en-suite, separate family bathroom. Externally to the rear is a split level garden, with a terrace offering fantastic long distance views over the Aire Valley. To the front is ample driveway parking and garage.

Ask us about....

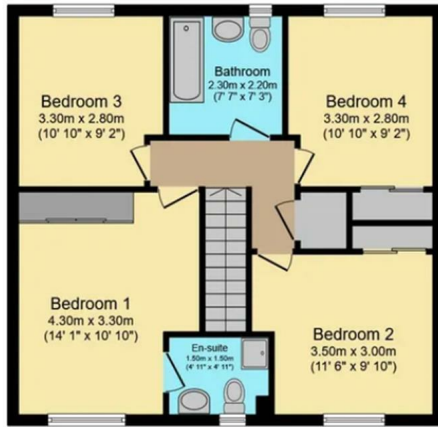
AUCTION

CONVEYANCING

MORTGAGES

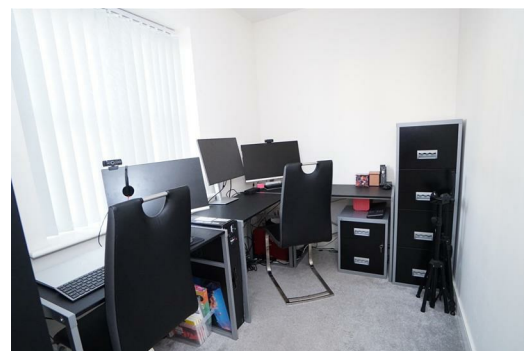
SURVEYS





**Ground Floor**

**First Floor**



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	
Current	Potential
84	94
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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