



**£1,800 Per Month**

**\*THREE BEDROOMS\* \*THREE BATHROOMS\* \*GATED FARMHOUSE STYLE\* \*FANTASTIC LOCATION\* \*SPACIOUS LIVING ACCOMMODATION\* \*WELL PRESENTED THROUGHOUT\* \*IDEAL FOR FAMILIES\* \*STONES THROW FROM TRAIN STATION\***

Nestled on the picturesque Apperley Lane, Apperley Bridge, this charming farmhouse presents a rare rental opportunity that is not to be missed. With its fantastic position, this property offers easy access to both Leeds and the surrounding Bradford suburbs, making it ideal for those seeking a blend of rural tranquillity and urban convenience. Just a stones throw from the train station, this property is ideal for those commuting, the Leeds, Bradford, Bingley and beyond. The farmhouse boasts a spacious living accommodation, perfect for families or those who enjoy entertaining. With three well-appointed bedrooms and three bathrooms, there is ample space for comfort and privacy. The property is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. A gated entrance adds an extra layer of security and charm, enhancing the appeal of this delightful home. The combination of modern living with the character of a traditional farmhouse makes this property a unique find in the current market.

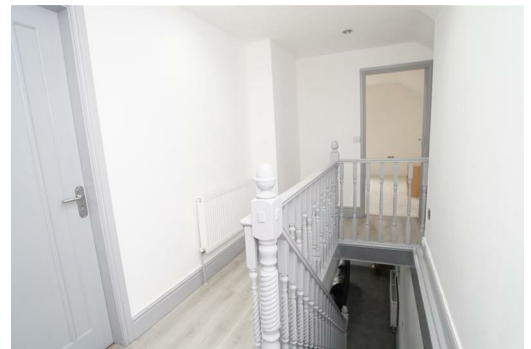
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
	65		83
EU Directive 2002/91/EC		EU Directive 2002/91/EC	