



**£850 PCM**

\*TWO DOUBLE BEDROOMS\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*SHORT WALK TO APPERLEY BRIDGE\* \*DRIVEWAY PARKING\* \*LONG DISTANCE VIEWS OVER THE AIRE VALLEY\*

Townend Estate Agents offer to let this two bedroom terraced property nestled in the tranquil backwater of The Grove. This charming terraced house offers a delightful retreat for those seeking comfort and convenience. With two double bedrooms and a welcoming reception room, the property is perfect for small families or couples looking for a peaceful abode.

The location is particularly appealing, as it is just a short stroll away from the picturesque Apperley Bridge marina, where one can enjoy leisurely walks along the water. For those who commute, the nearby train station is only a short drive away, making travel to surrounding areas both simple and efficient. Families will appreciate the proximity to local schools and amenities, ensuring that daily needs are easily met. Additionally, the property boasts fantastic views over the Aire Valley, providing a stunning backdrop to everyday life.

Ask us about....



## The Grove, BD10

Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft

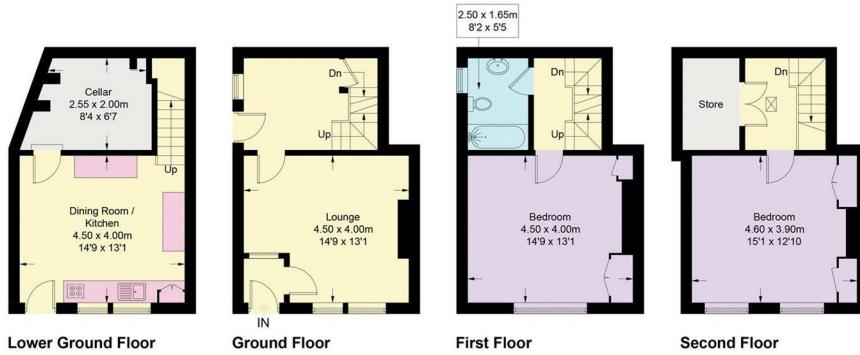


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1172152)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82 plus)	A	85	
(81-81)	B		
(80-80)	C		
(55-68)	D	61	
(29-54)	E		
(21-38)	F		
(11-20)	G		
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 (82 plus)	A		
(81-81)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 OR 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.

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (0135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414

Company No. 7191625. Registered UK.

