



£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....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

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)



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