



£140,000

NO CHAIN* *TWO BEDROOMS* *IDLE /APPERLEY BRIDGE BORDER* *PARKING* *SOUTH FACING GARDENS* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *CLOSE TO LOCAL SCHOOLS & AMENITIES

Townend Estate Agents offer for sale this two bedroom semi-detached property. Presenting an excellent opportunity for first-time buyers and savvy investors alike. Just a stones throw away from Apperley Bridge with its open fields, delightful River & Canal side walks, One of the standout attributes of this property is the spacious garden, which offers a lovely outdoor space for relaxation, gardening, or enjoying sunny days with family and friends. Parking is a breeze with space available for two vehicles, a valuable asset in this popular location. The absence of a chain means that you can move in without delay, making this home even more appealing. Situated in a sought-after area, this property is close to local amenities, schools, and transport links, enhancing its desirability. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house on Old Park Road is not to be missed.

Ask us about....

AUCTION

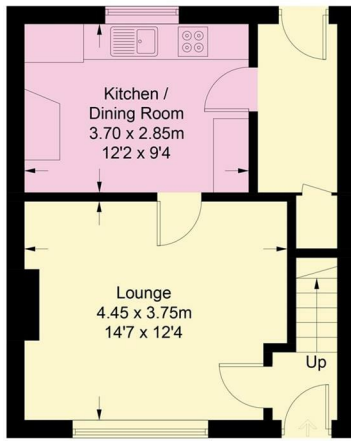
CONVEYANCING

MORTGAGES

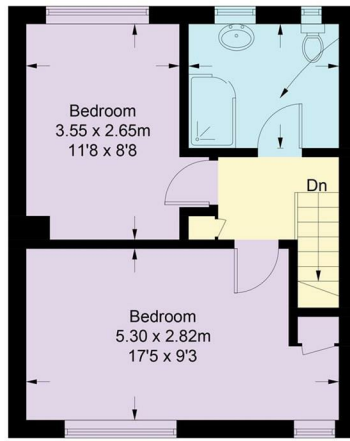
SURVEYS

Old Park Road, BD10

Approximate Gross Internal Area = 71.3 sq m / 767 sq ft



Ground Floor



First Floor

Bathroom
2.65 x 2.10m
8'8 x 6'11

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278971)



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
68	74
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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

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SALES • LETTING

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