



£199,950

NO CHAIN *TWO BEDROOMS* *LOUNGE* *DINING KITCHEN* *TWO BATHROOMS* *APPERLEY BRIDGE NEARBY* *WELL PRESENTED* *GARDEN* *PARKING*

Nestled in the desirable area of Fetlock Drive, Bradford, this stunning semi-detached house, built by Barratt Homes offers a perfect blend of modern living and convenience. With no chain, this property is ready for you to move in and make it your own. The home features two well-proportioned bedrooms, making it ideal for first-time buyers and young families alike. Driveway parking with EV charger. Situated in a peaceful cul-de-sac, this property is part of the popular Bridleways development, which is known for its family-friendly atmosphere. Families will appreciate the proximity to multiple primary schools within a one-mile radius, ensuring that education is easily accessible. In addition to its excellent location for families, the property is conveniently located just off Harrogate Road, within walking distance to a variety of amenities including LIDL, Starbucks, Burger King, and Screwfix. For those who commute, the property is well-placed for travel to both Leeds and Bradford, with Apperley Bridge Train Station nearby.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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		