



**By Auction £200,000**

\*BY AUCTION\* \*POTENTIAL TO CREATE SEPARATE DWELLING/ANEX\* \*EXTENDED\* \*FOUR DOUBLE BEDROOMS\* \*MULTIPLE RECEPTION ROOMS\* \*PARKING & GARDENS\* \*BASEMENT & ATTIC STORAGE\* \*CONSERVATORY\* \*IDEAL FOR FAMILIES\*

For sale by modern method of auction via Advanced Property Auction  
Starting bid: £200,000

Nestled on the charming Apperley Road in Bradford, this delightful double fronted stone-built semi-detached house offers a perfect blend of space and potential. With four generously sized bedrooms, this property is ideal for families seeking comfort and room to grow. The three reception rooms provide ample space for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The property also features parking for two vehicles, a valuable asset in this bustling area. One of the standout features of this home is the potential to create a separate dwelling or annex within the garage, offering exciting possibilities for additional living space, a home office, or even a rental opportunity. This flexibility makes the property particularly appealing to those looking to invest in their future. With its prime location and versatile living options, this semi-detached house on Apperley Road is a fantastic opportunity for anyone looking to settle in Bradford. Whether you are a growing family or an astute investor, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this wonderful house your new home.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

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## Apperley Road, BD10

Approximate Gross Internal Area = 141.6 sq m / 1524 sq ft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	