



£195,000

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



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			97
(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	