



£145,000

UNIQUE TWO BEDROOM COTTAGE *QUIET ENCLAVE* *CHARACTER PROPERTY* *POPULAR LOCATION* *CLOSE TO LOCAL AMENITIES* *TWO BATHROOMS*

Townend Estate Agents offer for sale this unique charming character cottage that's sure to capture your heart. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or a home office.

One of the highlights of this property is the two bathrooms, offering convenience and privacy for the residents. No more waiting in line in the morning rush!

Situated on a quiet enclave, this cottage provides a tranquil retreat from the hustle and bustle of everyday life. The proximity to Apperley Bridge train station makes commuting a breeze, ideal for those who need to travel for work or leisure. Retaining the integrity of the period with exposed stone walls & beamed ceilings, this superb cottage comprises: Lounge, dining-kitchen, two bedrooms, dressing room, en-suite and house bathroom.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



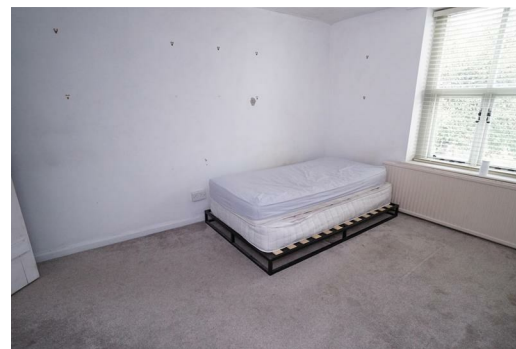
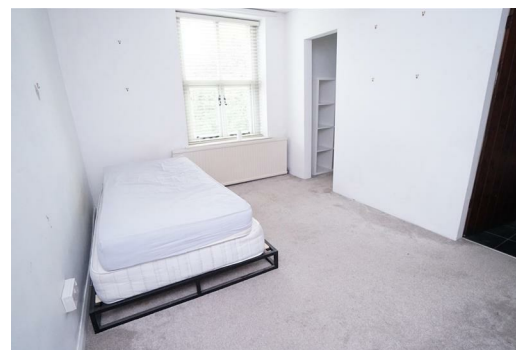
GROUND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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		
	(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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