



£255,000

\*TWO BEDROOMS\* \*NO CHAIN\* \*IMMACULATLY PRESENTED\* \*STUNNING MARINA VIEWS\* \*FANTASTIC FOR WALKERS\* \*GARAGE & PARKING\* \*SOUTH FACING SUNTRAP GARDEN\* \*IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS\* \*CLOSE TO LOCAL SCHOOLS AND AMENITIES\* \*CONSERVATORY\*

Nestled in the charming area of Apperley Bridge, this delightful townhouse at The Quayside presents a rare opportunity for those seeking a tranquil lifestyle. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for first-time buyers looking to establish their home in a serene setting. The house boasts a modern bathroom and ample parking space for multiple vehicles, ensuring convenience for residents and guests alike. One of the standout features of this property is its enviable position facing the picturesque Apperley Bridge marina. Imagine enjoying peaceful sunny mornings by the water, a perfect backdrop for relaxation and leisure. Opening out to fantastic walks along the Leeds-Liverpool canal, heading towards Rawdon or Saltaire, just a stones throw from the marina cafe and other popular restaurants/pubs and independent shops. Within walking distance to the highly regarded Woodhouse Grove school, this property is ideal for those looking to start a family. Additionally, the property is conveniently located within walking distance to the local train station, providing excellent transport links for commuting or exploring the surrounding areas. This combination of comfort, convenience, and scenic beauty makes this townhouse an ideal choice for those looking to embrace a peaceful lifestyle in a vibrant community. Benefitting from a south facing rear garden and conservatory, this property is a real suntrap! Do not miss the chance to view this exceptional property, as homes in this desirable location are rare to market.

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## The Quayside, BD10

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1178890)



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	

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