



£800

TWO BEDROOMS* *SURPRISINGLY SPACIOUS* *CLOSE TO APPERLEY BRIDGE RAIL STATION* *LOCAL AMENITIES & SCHOOLS NEARBY

Townend Estate Agents offer to let this TWO bedroom front cottage. Ideally situated for travel to Leeds and Bradford and just a short drive away from Apperley Bridge train station. Local schools and amenities situated close by. The property benefits from gas central heating, UPVC double glazing throughout, re-roofed, re-wired & re-plastered recently.

The property comprises briefly: Lounge/Kitchenette, cellar utility room, TWO bedrooms and family bathroom.

Long term rent available. EPC D. Council tax A.

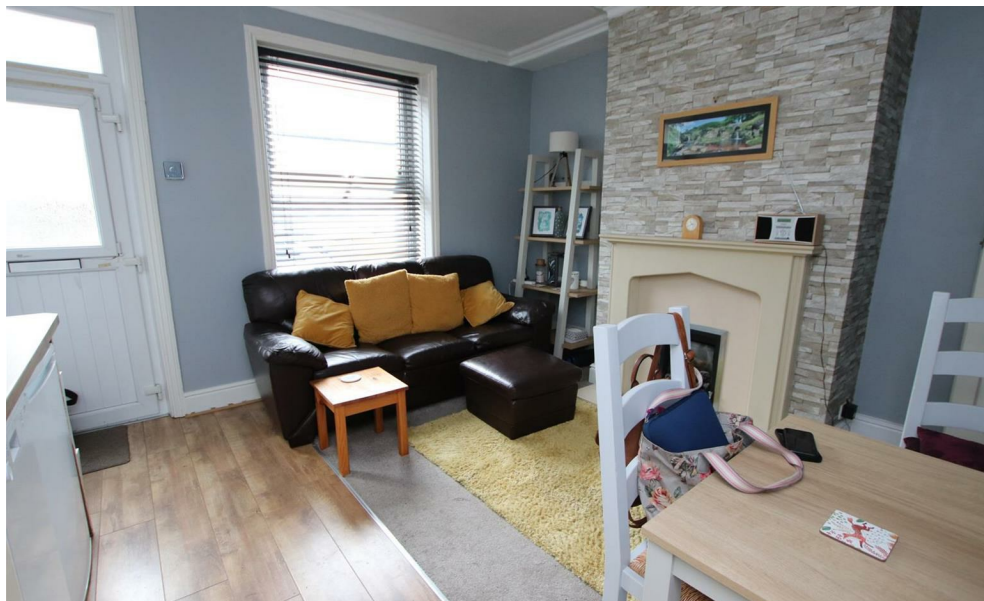
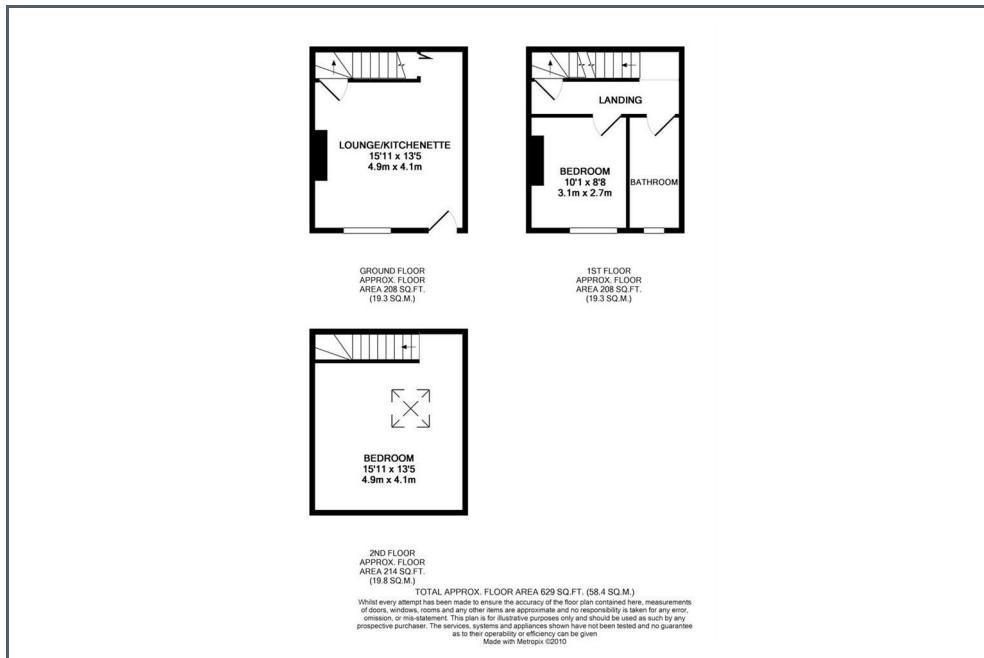
Ask us about....

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		