



£850 Per Month

***TO LET ** TWO BEDROOMS ** TWO BATHROOMS ** GROUND FLOOR ** PRIVATE PARKING ***

Nestled in the charming area of Apperley Bridge, this delightful ground floor apartment on Harrogate Road offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, one of which features an en-suite bathroom, this property is ideal for professionals or small families seeking a serene living environment.

The apartment comprises a well-appointed reception room that provides a welcoming space for relaxation and entertaining. With two bathrooms, including the en-suite, residents will appreciate the added convenience and privacy.

One of the standout features of this property is its enviable location adjacent to the picturesque canal footpath, perfect for leisurely strolls and enjoying the beauty of the surrounding countryside. The nearby railway station is within walking distance, offering easy access to Leeds and the stunning landscapes of the Dales beyond, making it an excellent choice for commuters.

Additionally, the apartment comes with designated private parking, ensuring that you have a secure space for your vehicle. Please note that, regrettably, pets are not permitted in this building.

This apartment presents a wonderful opportunity to enjoy a tranquil lifestyle in a sought-after area, with all the amenities and natural beauty that Apperley Bridge has to offer. Don't miss your chance to make this lovely property your new home.

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		

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