



£310,000

THREE BEDROOMS* *PLUS OCCASIONAL LOFT ROOM* *FANTASTIC LOCATION* *CLOSE TO LOCAL TRAIN STATION* *RENOVATED* *EXTENDED* *FANTASTIC KITCHEN-DAY ROOM* *GARDEN* *PARKING* *PART EXCHANGE INVITED

Townend Estate Agents offer for sale this beautifully **RENOVATED** and **EXTENDED** three-bedroom semi-detached house. Steeped in local history, the ever popular Apperley Bridge is home to numerous listed buildings, including historic public houses, waterworks, barn conversions and quaint cottages. With mill works converted into apartments, new housing developments and a modern train station, Apperley Bridge blends classic and contemporary styles, making it one of the most desirable areas to live in Bradford. Located just a short walk from the well-regarded Woodhouse Grove school, this property is ideal for families looking to provide their children with a quality education. Additionally, the proximity to the Apperley Bridge train station makes commuting a breeze for professionals. Offering a perfect blend of modern living and comfort! Upon entering, you are welcomed into the living room that opens onto the extended and open plan day room serving as an ideal space for relaxation or entertaining guests. Bi-folding doors open onto the garden which has been landscaped and serves as an ideal space for enjoying the summer days and evenings. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The bathroom has been thoughtfully updated, ensuring a fresh and contemporary feel throughout the home. Additionally, the loft room has been converted to serve as an occasional bedroom or office space, providing flexibility to suit your lifestyle needs. Please note that this conversion does not have building regulations, but it adds valuable extra space to the home. The driveway provides convenient parking for up to two vehicles, making it easy for residents and visitors alike.

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	