

# HARDISTY AND CO



Apperley Gardens  
Apperley Bridge

17

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£245,000  
Offers Over

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**\*\*CHAIN FREE\*\* QUIETLY SITUATED HOME** within a SOUGHT AFTER CUL DE SAC, with LOVELY REAR GARDEN & AMPLE PARKING - Properties rarely become available upon this road so this is a RARE OPPORTUNITY - Briefly comprising: Entrance vestibule, spacious lounge with log burning stove, CONTEMPORARY DINING KITCHEN with French doors to the rear, TWO SPACIOUS DOUBLE BEDROOMS and a family bathroom. The property boasts driveway to the front, well maintained rear garden and an additional parking space to the rear. Located close to canal & countryside walks. This home is sure to fly out, call us now to ensure you don't miss it!



## INTRODUCTION

\*\*CHAIN FREE\*\* A fantastic home on a much sought after street, homes do not come on the market very often here and for a good reason. You will be amazed of how peaceful and quiet this cul-de-sac is! In brief the property consists of; entrance vestibule, spacious living room with log burning stove, contemporary dining kitchen with French doors to the rear, two large double bedrooms and family bathroom suite. There is UPVC windows and gas central heating throughout with a combi boiler. The property boasts driveway to the front, well maintained rear garden and an additional parking space to the rear. This home is sure to fly out, call us now to ensure you don't miss it!

## APPERLEY BRIDGE LOCATION

Apperley Bridge is located on the Leeds border, in a sought after, semi-rural location, with Leeds/Liverpool Canal and the beauty of the Aire Valley on your doorstep. Bronte House is an independent Private School belonging to the Secondary co-ed school Woodhouse Grove,

Greengates Primary is also close by. The Train Station gets you into Leeds in ten minutes and also provides services to various other business regions, this will only enhance the appeal of this location. The City centres of Leeds and Bradford are accessible by public transport or private transport links, with, the Leeds-Bradford Airport and the motorway network easily accessible from here. A number of local pubs and eateries are close by, with Superstores a very short drive/walk away. The neighbouring villages of Horsforth, Rawdon, Guiseley and Yeadon are within a short drive away and offer an abundance of shops, banks and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups.

## HOW TO FIND THE PROPERTY

SAT NAV POST CODE BD10 0ND.

## ACCOMMODATION

### TO THE GROUND FLOOR

Composite entrance door with glazed transom over leading into...

## HALL

With staircase to the first floor. Oak doors into...

## LOUNGE

13'0" x 13'3"

A lovely bright and airy room with large window to the front elevation, with a view along the street and across to fields beyond. Decor is smart and neutral, with paint finish to walls, ceiling coving and inset ceiling spotlights. Chimney breast with arched recess in which a cast iron burner is housed upon a raised stone plinth, perfect for those chilly evenings at home.

## DINING KITCHEN

16'5" x 10'2"

A superb sleek dining kitchen which is beautifully appointed. Fitted with a range of contemporary gloss finish handle-less cabinetry and drawers with granite effect worksurfaces and up-stands. Inset stainless steel sink, side drainer and modern 'Swan Neck' mixer tap. Integrated dishwasher, electric oven and hob with glass splashback over, extractor over, fridge/freezer (included in the sale). Oak door leading to a storage area with



space for a washing machine. Space for a dining table and chairs. French doors into the rear garden. Smart and stylish wood effect floor covering.

#### TO THE FIRST FLOOR

Oak staircase from the hallway leading up to...

#### LANDING

With neutral decor theme. Oak doors into...

#### BEDROOM ONE

11'3" x 13'0"

A spacious double bedroom with oak door leading to a walk-in storage/dressing area. Inset ceiling spotlights.

#### BEDROOM TWO

10'0" x 9'4"

A double bedroom with a pleasant garden outlook. Neutral decor theme. Access hatch into the part boarded loft - A great space for additional storage.

#### BATHROOM

6'6" x 6'8"

Fitted with a three piece suite comprising panel bath with thermostatic shower control over and a glazed screen, low flush W.C and pedestal wash hand basin with mixer tap. Ceramic tiles to splashback areas, vinyl floor covering. Chrome heated towel rail. Inset ceiling spotlights.

#### OUTSIDE

At the front of the house there is a driveway which provides off-street parking for two cars. A gravel area leads down the side into the rear, where there is a lovely garden area. A good sized level lawn is enclosed by fencing, with well tended borders adding colour. Under house storage. There is additional parking here too.

#### MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

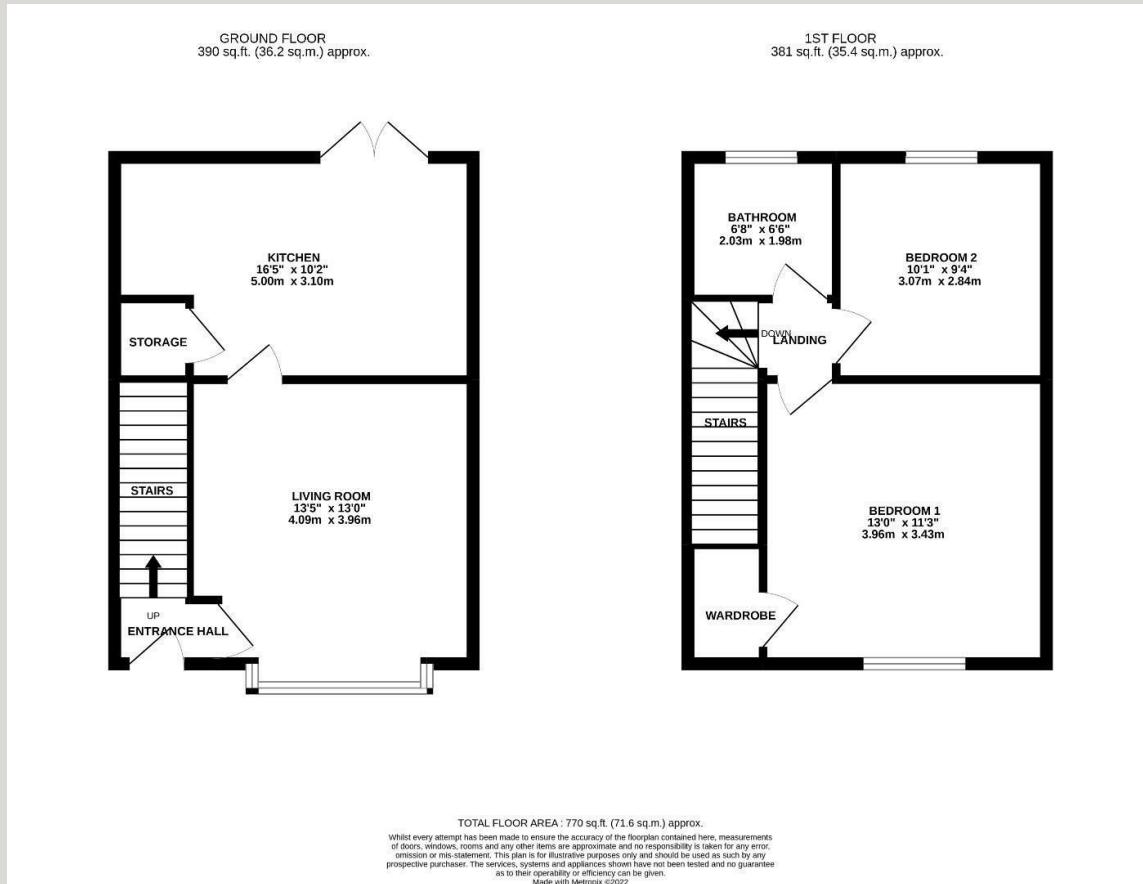
**SERVICES - Disclosure Of Financial Interests**  
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

#### BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



# HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

#### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



**HARDISTY SALES**

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