



## Stansfield Close, Apperley Bridge

£290,000

- \* MODERN SEMI DETACHED \* THREE BEDROOMS \* IMMACULATE THROUGHOUT \*
- \* CUL-SE-SAC \* LANDSCAPED GARDEN \* THREE STOREY \* DRIVEWAY PARKING \*
- \* MODERN KITCHEN & BATH/SHOWER ROOMS \* READY TO MOVE INTO \*

Providing 'ready to move into' accommodation, is this very well presented three bedroom semi detached house. Occupying a desirable and much sought after location with the benefit of Apperley Bridge train station, canal/river walks and an abundance of amenities nearby.

The property benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance, cloakroom/wc, lounge, modern fitted dining kitchen, two first floor bedrooms and a modern house bathroom with white suite. To the second floor there is an overall master bedroom with en-suite shower room.

To the outside there is driveway parking with electric vehicle charging point, together with a garden to the rear.





## Entrance

## Cloakroom/WC

With low suite wc, wash basin and radiator.

## Lounge

10'5" x 14' (3.18m x 4.27m)

With radiator.

## Dining Kitchen

13'6" x 10'1" (4.11m x 3.07m)

Modern dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, auto washer, dishwasher, part tiled walls, radiator and upvc French doors to rear garden.

## First Floor Landing

With radiator.

## Bedroom Two

13'6" x 8'7" (4.11m x 2.62m )

With radiator and store cupboard.

## Bedroom Three

7' x 8'10" (2.13m x 2.69m)

With radiator.

## Bathroom

Three piece modern white suite, part tiled walls and radiator.

## Second Floor Landing

## Bedroom One / Master Bedroom

15'5" x 10'3" (4.70m x 3.12m)

With built in mirror fronted wardrobes, radiator. En Suite Shower Room;

## En Suite Shower Room

Three piece modern white suite.

## Exterior

To the outside there is parking at the front with electric vehicle charging point, together with a garden to the rear.





### Directions

From our office in Idle village take the right onto New Street, proceed onto Apperley Road, turn right onto Leeds Rd, left onto Hemingway Rd, continue onto Apperley Rd, left onto Brompton Dr, continue straight onto Briggs Wy, continue onto Dobson Rise, right onto Priestley Cres, right onto Stansfield Cl and the property will shortly be seen displayed via our For Sale board.

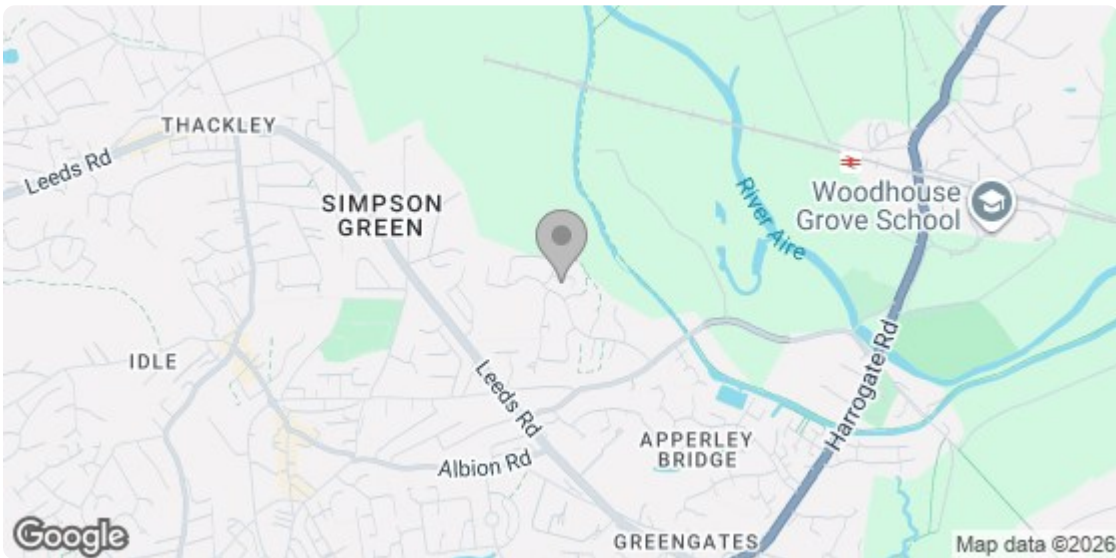
### TENURE

FREEHOLD. There is a maintenance charge for this property, the seller advises the current annual charge is £170.

### Council Tax Band

C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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