



Apperley Road, Apperley Bridge,

£189,950

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO ONWARD CHAIN *
* SOUGHT AFTER LOCATION * GARDENS *

In need of modernisation and repair and occupying a much sought after residential location, is this three bedroom semi detached house.

Situated close to the canal and a short walk from Apperley Bridge train station.

To the outside there are good sized gardens.



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Entrance

Lounge

15'8" max x 12' (4.78m max x 3.66m)

Kitchen

8'10" x 5'2" (2.69m x 1.57m)

Not fitted. With pot sink.

Dining Room

11'3" x 8'5" (3.43m x 2.57m)

First Floor Landing

Bedroom One

12' x 11'1" (3.66m x 3.38m)

Bedroom Two

12' x 9'7" (3.66m x 2.92m)

Bedroom Three

8' x 6'4" (2.44m x 1.93m)

Bathroom

With three piece suite.

Exterior

To the outside there are gardens to front and rear.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the right at the roundabout at the bottom of the High Street onto New Street, continue onto Apperley Road, at the junction with Leeds Road take the right onto Leeds Road, take the left onto Hemingway Road, continue onto Apperley Road and the property will shortly be seen displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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

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