



Albion Close, Apperley Bridge

£289,950

* MODERN SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS *

* IMMACULATE PRESENTATION * EXCLUSIVE CUL-DE-SAC * GARDENS *

* PARKING WITH EV POINT * CLOSE TO AMENITIES, TRANSPORT LINKS, SCHOOLS & RURAL WALKS *

This immaculate modern semi detached family home is situated within an exclusive cul-de-sac development, close to amenities, bars & restaurants, transport links - including Apperley Bridge train station, rural walks and local schools.

The well presented accommodation briefly comprises entrance hall, cloakroom/wc, lounge, dining kitchen, two good sized first floor bedrooms and a modern house bathroom, together with a master bedroom suite to the second floor with modern en-suite shower room and dressing area.

To the outside, the property is approached via wrought iron security gates, offering secure parking for two cars to the front with EV charging point. There is a private garden to the rear with lawn, patio and garden shed.

Viewing is highly recommended to appreciate the accommodation offer.





Entrance Hallway

With radiator.

Cloakroom/WC

With low suite wc, vanity sink unit, radiator and extractor fan.

Lounge

13'9" x 9'10" (4.19m x 3.00m)

With radiator, upvc double glazed window and TV point.

Dining Kitchen

12'11" x 9'9" (3.94m x 2.97m)

Stunning modern dining kitchen having a range of all and base units incorporating contemporary work tops, underlighting, integral electric oven, microwave, dishwasher, auto washer, stainless steel sink unit, upvc double glazed windows and French doors to rear garden.

First Floor Landing

With store room and stairs to second floor.

Bedroom Two

13' x 8'4" (3.96m x 2.54m)

Double bedroom with upvc double glazed window enjoying fabulous views, radiator.

Bedroom Three

8'11" x 6'5" (2.72m x 1.96m)

With upvc double glazed window and radiator.

Bathroom

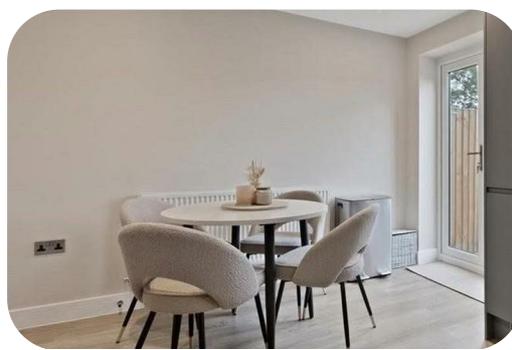
Three piece modern suite comprising bath with thermostatic shower over, low suite wc, wash basin, radiator, part tiled walls, tiled floor and extractor fan.

Second Floor

Master Bedroom

13'5" x 11'1" (4.09m x 3.38m)

Double bedroom with velux windows, fitted wardrobes/dressing area, radiator. En-Suite Shower Room;





En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, wash basin, part tiled walls, tiled floor, radiator.

Exterior

To the front there is off-road parking for two vehicles with EV charging point. To the rear there is a private garden with artificial lawn, patio/seating area and garden shed.

Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, turn left onto Stockhill Rd, left onto Albion Close and the property will be seen displayed via our For Sale board.

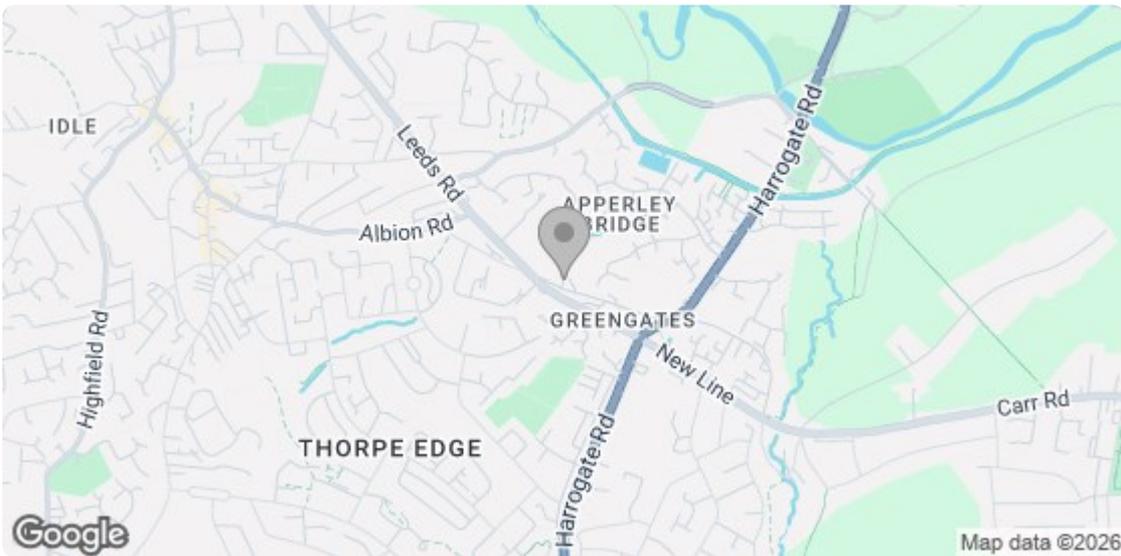
TENURE

FREEHOLD

Council Tax Band

C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(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 (CO₂) 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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