



Tenterfields House, Meadow Road, Apperley Bridge,

£155,000

* FIRST FLOOR APARTMENT * TWO BEDROOMS * SECURE ENTRY SYSTEM * PARKING *

* NO CHAIN * NEAR TRAIN STATION & CANAL/RIVER WALKS *

* SPACIOUS OPEN PLAN LOUNGE/KITCHEN * TWO BATH/SHOWER ROOMS *

Available with no onward chain, is this delightful and spacious first floor apartment.

Located in a very popular secure complex and within close proximity to Apperley Bridge train station.

Benefits from double glazing, electric heaters and briefly comprises communal entrance, reception hall, open plan lounge with modern fitted kitchen, two bedrooms - master bedroom having en-suite shower room, plus a main bathroom.

To the outside there are communal gardens and allocated parking.



Communal Entrance

Accessed via intercom.



First Floor Accommodation

Reception Hall

With store cupboard and electric heater.



Open Plan Lounge / Kitchen

22'1" x 15'8" (6.73m x 4.78m)

Lounge area has a laminated wood floor, two electric heaters, Juliet style balcony.

Kitchen area has a range of modern white wall and base units incorporating stainless steel sink unit, electric oven and hob, integral fridge freezer, dishwasher, part tiled walls.



Bedroom One

14'6" x 8'10" (4.42m x 2.69m)

With electric heater. En-Suite shower room;



En Suite Shower Room

With shower cubicle, low suite wc, pedestal wash basin, part tiled walls, heated towel rail.



Bedroom Two

14'4" x 8'6" (4.37m x 2.59m)

With electric heater.

Bathroom

Three piece modern white suite, part tiled walls and towel heater.

Exterior

To the outside there is allocated parking and communal gardens.

TENURE

LEASEHOLD. 130 Years remain on the lease. Ground Rent is £150 per annum and Service Charge is £2009.80 per annum.

Council Tax Band

C

Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
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	EU Directive 2002/91/EC

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk