



## Brompton Drive, Apperley Bridge

**Reduced To £325,000**

- \* MODERN DETACHED \* THREE BEDROOMS \* CUL-DE-SAC LOCATION \* BUILT 2018 \*
- \* TWO BATH/SHOWER ROOMS \* CLOSE TO CANAL/RIVERSIDE WALKS \* LANDSCAPED GARDEN \*
- \* FANTASTIC FAMILY HOME \* NHBC GUARANTEE REMAINING \*
- \* CLOSE TO APPERLEY BRIDGE TRAIN STATION \*

Occupying this ever popular Apperley Bridge development, is this three bedroom modern detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted dining kitchen and utility.

There are three first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom.

To the outside there are enclosed landscaped gardens and parking.

Viewing is highly recommended.





## Reception Hall

### Cloakroom

With low suite wc, wash basin and radiator.

### Lounge

18'3" x 10'1" (5.56m x 3.07m)

With radiator.

### Dining Kitchen

18'2" x 8'8" (5.54m x 2.64m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for dishwasher, part tiled walls, radiator and upvc French doors to side garden.

### Utility

7'4" x 6'6" (2.24m x 1.98m)

With plumbing for auto washer, radiator, store cupboard.

## First Floor Landing

### Bedroom One

10'5" x 10'8" (3.18m x 3.25m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

Modern white three piece suite, heated towel rail.

### Bedroom Two

9'3" x 9' (2.82m x 2.74m)

With radiator.

### Bedroom Three

8'10" x 10'2" (2.69m x 3.10m)

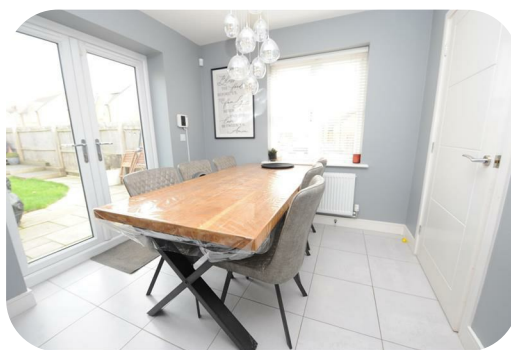
With radiator.

### Bathroom

Modern three piece white suite.

### Exterior

To the outside there are enclosed landscaped garden to the side, plus off-road parking.





**Directions**

From our office in Idle village take the right onto New Street, continue onto Apperley Road, turn right onto Leeds Road, turn left onto Hemingway Rd, continue onto Apperley Rd, turn left onto Brompton Dr, turn left to stay on Brompton Dr and the property will be seen displayed via our For Sale board.

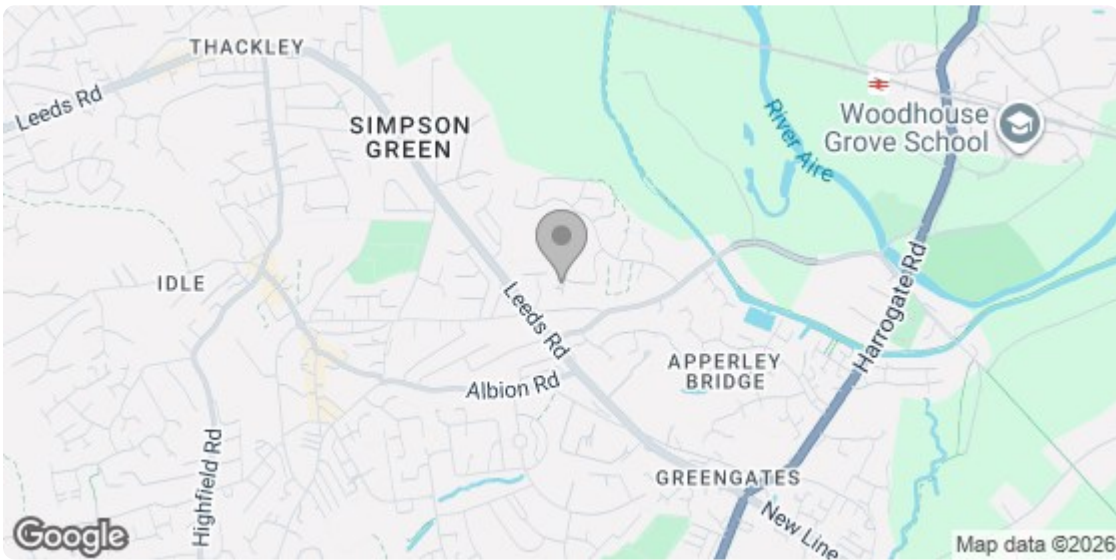
**TENURE**

FREEHOLD

**Council Tax Band**

E / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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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