



Roundhead Fold, Apperley Bridge,

£220,000

* TOWN HOUSE * THREE BEDROOMS * MODERN KITCHEN & BATHROOM * CUL-DE-SAC *
* CLOSE TO APPERLEY BRIDGE TRAIN STATION * PARKING * GARDENS * CONSERVATORY *

A fantastic opportunity for the young family or first time buyer to purchase this delightful three bedroom modern town house. The property occupies a much sought after cul-de-sac location and benefits from gas central heating and upvc double glazing. Entrance, lounge, modern fitted dining kitchen, conservatory, three first floor bedrooms and a modern white house bathroom. To the outside there are gardens and parking.



Entrance

With radiator.

Lounge

15'8" x 10'4" (4.78m x 3.15m)

With radiator, store cupboard and French doors to conservatory.

Dining Kitchen

13'4" x 9'4" (4.06m x 2.84m)

Modern fitted kitchen with a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.

Conservatory

9' x 8'5" (2.74m x 2.57m)

First Floor Landing

Bedroom One

9'8" x 9'9" (2.95m x 2.97m)

With fitted wardrobes and radiator.

Bedroom Two

9'1" x 6'3" (2.77m x 1.91m)

With radiator.

Bedroom Three

6'10" x 6'1" plus recess (2.08m x 1.85m plus recess)

With radiator.

Bathroom

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

Exterior

To the outside there are gardens & 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, right onto Harrogate Rd/A658, right onto Tenterfields, left onto Cavalier Dr, left onto Roundhead Fold and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

Band C.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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