



**Navigation Drive, Bradford BD10 0LW**

**welcome to**

**Navigation Drive, Bradford**

This would be perfect for FIRST TIME BUYERS looking to get on the property ladder or someone looking to downsize, a two bedroom first floor flat in a popular area of Apperley Bridge. The property is well presented throughout & offers allocated parking with access to well maintained communal gardens



### **Entrance Hall**

A spacious hallway having a built in cupboard housing the boiler, intercom panel, storage heater and laminate flooring.

### **Lounge**

15' 6" x 10' ( 4.72m x 3.05m )

A good size room with laminate flooring, storage heater and two uPVC double glazed windows to the front.

### **Kitchen**

9' 6" x 5' 7" ( 2.90m x 1.70m )

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer an induction hob with extractor hood above and a tiled splashback. There is an integrated electric oven and spaces for a washing machine, dishwasher and fridge freezer. The room also benefits from laminate flooring and a uPVC double glazed window to the front.

### **Bedroom One**

13' x 10' ( 3.96m x 3.05m )

A double bedroom positioned to the rear elevation with fitted wardrobes, carpet flooring, electric heater and a uPVC double glazed window.

### **Bedroom Two**

10' 3" x 7' 4" ( 3.12m x 2.24m )

A good size bedroom positioned to the rear elevation with carpet flooring, electric heater and a uPVC double glazed window.

### **Bathroom**

With tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, wc and wash hand basin with vanity unit below. The room also benefits from a chrome heated towel rail and extractor fan.

### **Outside**

There is an allocated parking space, visitor parking and access to the communal garden.



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welcome to

## Navigation Drive, Bradford

- Two Bedroom First Floor Flat
- Well Presented Throughout
- Allocated Parking
- Well Maintained Communal Gardens
- Close To Apperley Bridge Train Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£140,000**



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Property Ref:  
YEA106574 - 0007

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Please note the marker reflects the  
postcode not the actual property



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