



**Waterside View Harrogate Road, Bradford BD10 0FR**

**welcome to**

**Waterside View Harrogate Road, Bradford**

Offering OPEN PLAN living and en suite facilities, a two double bedroom first floor apartment with neutral decor, modern kitchen and bathroom. The property also benefits from an allocated parking space. A great opportunity for FIRST TIME BUYERS and offered with NO ONWARD CHAIN.



## Apperley Bridge

Apperley Bridge is a highly desirable area, the village lies between Rawdon and Greengates and is approx. 9 miles to Leeds City Centre and approx. 5 miles to Bradford City Centre. There is a local pub and café close by and a wider range of amenities in nearby Greengates and neighbouring Idle Village. There are regular buses and Apperley Bridge Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. The property lies in the catchment area for some well regarded schools, perfect for families with children, and the prestigious Woodhouse Grove is close by. The River Aire and canal flow through Apperley Bridge and provide pleasant walks and plenty of green space.

## Entrance Hall

With a useful storage cupboard and intercom system.

## Lounge/Kitchen

18' 2" Max x 12' 6" Max ( 5.54m Max x 3.81m Max )

Offering open plan living, the modern kitchen area has a range of wall and base units with worksurfaces incorporating a sink, drainer and induction hob with extractor hood above and a tiled splashback. There are a range of integrated appliances including an electric oven, fridge freezer and dishwasher.

Laminate flooring continues into the lounge area with a window and fully glazed patio doors open up to a Juliet Balcony with fitted privacy shutters.

## Bedroom One

16' 11" Max x 10' 7" Max ( 5.16m Max x 3.23m Max )

A spacious double bedroom with fitted Roman blinds, space for free standing furniture and access to en suite facilities.

## En Suite

A modern en suite, fully tiled and fitted with a three piece suite comprising of a shower cubicle, wall mounted wash hand basin, wc and chrome heated towel rail.

## Bedroom Two

12' 6" Max x 8' 6" Max ( 3.81m Max x 2.59m Max )

A double bedroom with fitted Roman blinds and space for free standing furniture.

## Bathroom

A modern bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, wc, wall mounted wash hand basin and a chrome heated towel rail.

## Outside

There is an allocated parking space and access to communal gardens.



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## **Waterside View Harrogate Road, Bradford**

- Two Double Bedroom First Floor Apartment
- Open Plan Living
- Modern Bathrooms & Kitchen
- Neutral Decor Throughout
- En Suite Facilities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1573.59

Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106870 - 0006

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