



Navigation Drive, Apperley Bridge Bradford BD10 0LW

welcome to

Navigation Drive, Apperley Bridge Bradford

A well-maintained two-bedroom first-floor apartment located in the sought-after area of Apperley Bridge. Residents also enjoy access to communal gardens and parking. This attractive home offers two good sized bedrooms, a spacious lounge and dining area, and the added benefit of an en suite bathroom



Apperley Bridge

Apperley Bridge is a highly desirable area situated between Rawdon and Greengates, approximately 9 miles from Leeds City Centre and 5 miles from Bradford City Centre. The village offers a local pub and café, with a wider range of amenities available in nearby Greengates and Idle Village. Regular buses and Apperley Bridge Train Station provide convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The property is within the catchment area of several well-regarded schools, perfect for families with children, and the prestigious Woodhouse Grove is nearby. The River Aire and canal flow through Apperley Bridge, offering pleasant walks and plenty of green space.

Entrance Hall

With a useful storage cupboard housing the boiler.

Lounge/Diner

22' 6" Max x 15' Max (6.86m Max x 4.57m Max)

A spacious, bright and airy room with dual aspect windows allowing a good amount of natural light to flow through.

Kitchen

10' 5" Max x 7' 8" Max (3.17m Max x 2.34m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with a tiled splashback and extractor fan above. There is an integrated oven and spaces for all other appliances.

Bedroom One

14' 5" Max x 13' 1" Max (4.39m Max x 3.99m Max)

A good size double bedroom with a fitted wardrobe and access to en suite facilities.

En Suite

Fitted with a three piece suite comprising of a shower cubicle, pedestal wash hand basin and wc.

Bedroom Two

10' 10" Max x 7' 6" Max (3.30m Max x 2.29m Max)

A spacious single bedroom with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising of a bath, pedestal wash hand basin, wc and chrome heated towel rail.



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- FIRST FLOOR FLAT
- TWO BEDROOMS
- SPACIOUS LOUNGE/DINER
- EN SUITE FACILITIES
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1140.00

Ground Rent: 414.00

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.

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

YEA106365 - 0007

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