



Navigation Drive, Apperley Bridge Bradford BD10 0LW

welcome to

Navigation Drive, Apperley Bridge Bradford

A well-presented two-bedroom first-floor apartment in the sought-after Apperley Bridge area. The property offers two spacious bedrooms, a bright lounge with dining space, an en suite bathroom, plus access to communal gardens and parking.



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.



view this property online williamhbrown.co.uk/Property/YEA106365



welcome to

Navigation Drive, Apperley Bridge Bradford

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

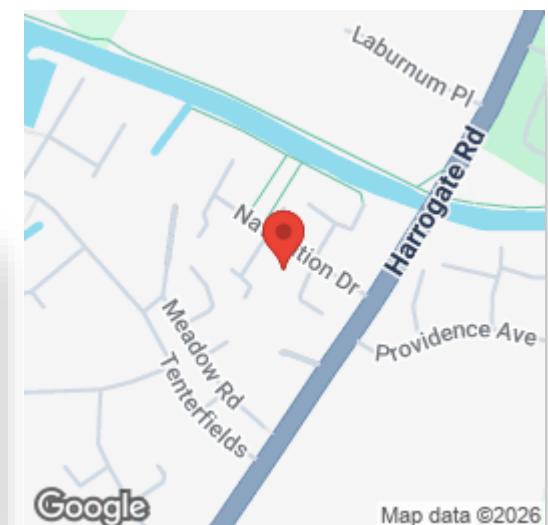
Tenure: Leasehold EPC Rating: B

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



view this property online williamhbrown.co.uk/Property/YEA106365

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
YEA106365 - 0008

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk