



**Tenterfields House Meadow Road, Apperley Bridge
Bradford BD10 0LQ**


william
h brown

welcome to

Tenterfields House Meadow Road, Apperley Bridge Bradford

A well-presented one-bedroom first-floor apartment in a sought-after location, featuring open-plan living, a good-sized double bedroom, and a Juliet balcony. The property also includes allocated parking, making it an ideal choice for first-time buyers or those looking to downsize.



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.

Hallway

Lounge/Kitchen

17' 3" Max x 15' 4" Max (5.26m Max x 4.67m Max)
Offering open plan living, the kitchen area has a range of wall and base units with work surfaces incorporating a sink, drainer and a range of integrated appliances. The lounge has fully glazed double doors opening to a Juliet balcony and allowing a good amount of natural light to flow through.

Bedroom

A double bedroom with space for free standing furniture.

Bathroom

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

Parking

There is an allocated parking space.



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- ONE DOUBLE BEDROOM
- JULIET BALCONY
- ALLOCATED PARKING
- CLOSE TO TRAIN STATION
- OPEN PLAN LIVING

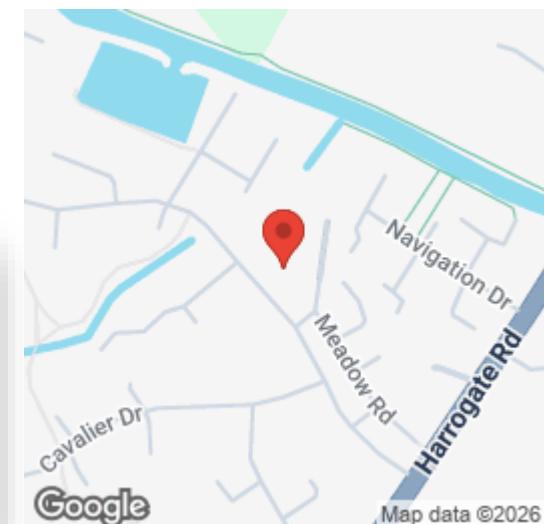
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1290.48

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 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.

£115,000



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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:
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