



## Newlay Close, Apperley Bridge

£299,950

\* EXTENDED SEMI DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \*

\* CUL-DE-SAC LOCATION \* WELL PRESENTED \* MODERN KITCHEN \*

\* GATED DRIVEWAY & GARDENS \* CLOSE TO APPERLEY BRIDGE TRAIN STATION \*

Situated on the Greengates/Apperley Bridge border and offering family sized accommodation is this delightful four bedroom extended semi detached house.

Occupying an exclusive cul-de-sac development close to shops, supermarket and public transport.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen, separate sitting/dining room, to the first floor there are three bedrooms and shower room. The second floor has a large fourth bedroom.

To the outside there is ample parking and gardens.





## Reception Hall

### Cloakroom/WC

With low suite wc and wash basin.

### Lounge

16' x 11' (4.88m x 3.35m)

With laminated wood floor and radiator.

### Kitchen

17'9" x 8'1" (5.41m x 2.46m)

Modern grey fitted kitchen with wall and base units incorporating stainless steel bowl unit, cooking range, integrated fridge, freezer, auto washer and dishwasher, store cupboard, radiator.

### Sitting Room

18'9" x 7'5" (5.72m x 2.26m)

With radiator.

## First Floor Landing

### Bedroom One

16' x 10' (4.88m x 3.05m)

With fitted wardrobes and radiator.

### Bedroom Two

10'10" x 9' (3.30m x 2.74m)

With radiator.

### Bedroom Three

11'2" x 6'5" (3.40m x 1.96m)

With fitted wardrobes and radiator.

### Shower Room

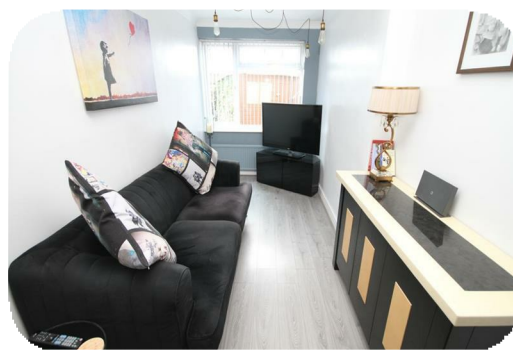
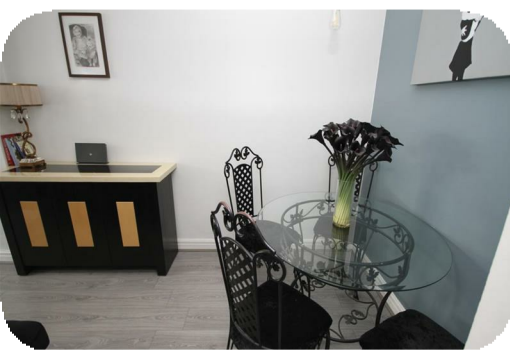
Three piece suite, tiled walls and heated towel rail.

## Second Floor

### Bedroom Four

16' x 13' (4.88m x 3.96m)

With radiator, two velux skylights, under eaves storage.





**Directions**

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, turn left onto Elder St, turn right onto Ashgrove, right onto Carr Bottom Rd, right onto Newlay Cl and the property will be seen displayed via our For Sale board.

**TENURE**

FREEHOLD

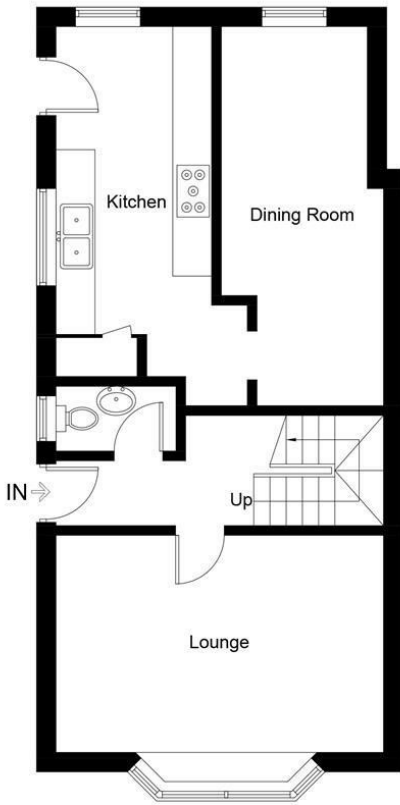
**Council Tax Band**

C

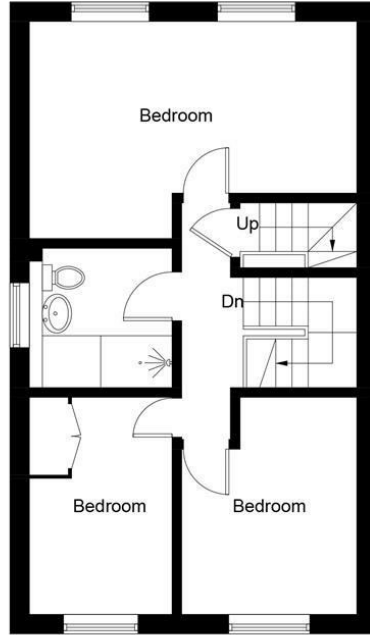


# Newlay Close, BD10

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft



Ground Floor

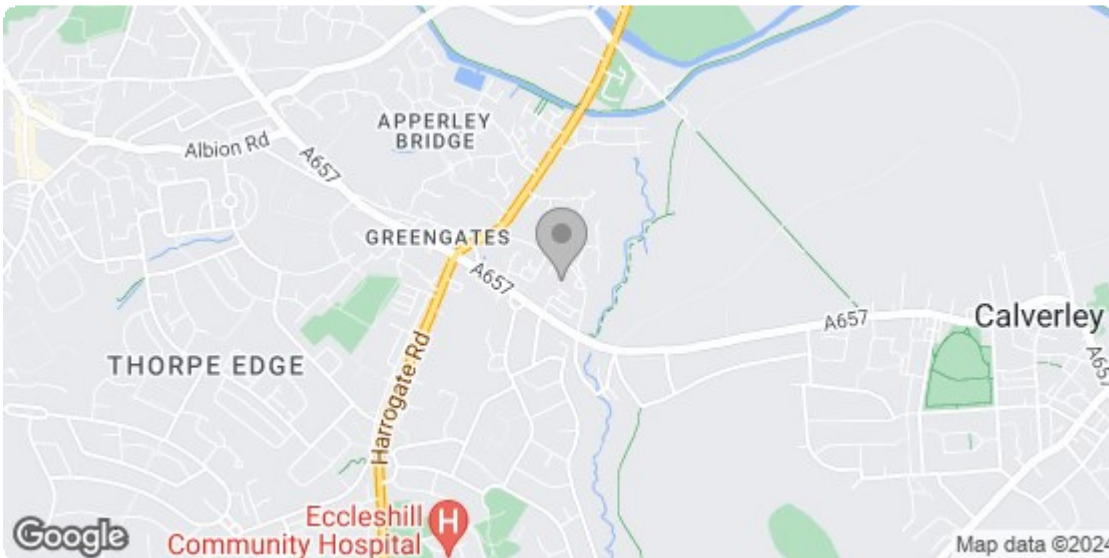


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109243)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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