



## Overland Crescent, Apperley Bridge

**Asking Price £365,000**

- \* MODERN DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*
- \* LARGE CONSERVATORY \* FAR REACHING VALLEY VIEWS \* SOUGHT AFTER LOCATION\*
- \* TWO BATH/SHOWER ROOMS \* GARDENS \* DRIVE \* INTEGRAL GARAGE \*

Offering fantastic family sized accommodation, is this delightful four bedroom detached house.

Occupies a much sought after cul-de-sac setting close to Apperley Bridge train station, canal walks and the River Aire.

The spacious accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, dining room, modern fitted kitchen, utility room, large conservatory, cloakroom/wc, four first floor bedrooms

- master bedroom having en-suite shower room, together with a house bathroom.

To the outside there are good sized gardens, driveway and integral garage.





### Reception Hall

### Cloakroom/WC

With low suite wc, wash basin and radiator.

### Lounge

10'6" x 13'6" (3.20m x 4.11m)

Having a coal effect gas fire in feature fireplace surround, bay window and radiator.

### Kitchen

8'5" x 9'5" (2.57m x 2.87m)

Modern grey fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, part tiled walls, radiator and store cupboard.

### Utility

5'8" x 7'6" (1.73m x 2.29m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, part tiled walls and radiator.

### Dining Room

8'8" x 9'6" (2.64m x 2.90m)

With radiator and patio doors to conservatory.

### Conservatory

16'3" x 10'4" (4.95m x 3.15m)

With laminated wood floor and upvc French doors to rear garden.

### First Floor Landing

#### Bedroom One

10'1" x 11'9" (3.07m x 3.58m)

With radiator. En-Suite Shower Room;

#### En Suite Shower Room

Three piece modern white suite, part tiled walls and heated towel rail.

#### Bedroom Two

16'10" x 7'7" (5.13m x 2.31m)

With radiator.

#### Bedroom Three

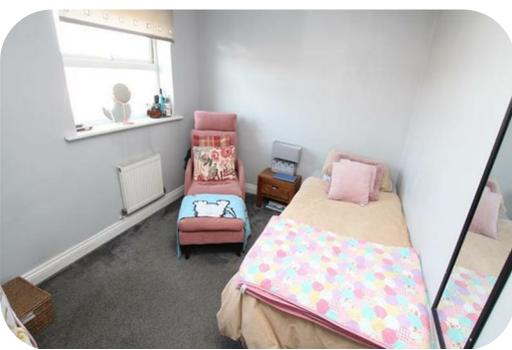
10'7" x 8'5" (3.23m x 2.57m)

With radiator.

#### Bedroom Four

7'4" x 6'5" (2.24m x 1.96m)

With radiator.





### **Bathroom**

Modern three piece white suite, part tiled walls and heated towel rail.

### **Loft**

Boarded. Accessed via a pull down ladder.

### **Exterior**

To the outside there is a drive to the front leading to an integral garage, together with a larger enclosed rear garden with lawn and patio.

### **Directions**

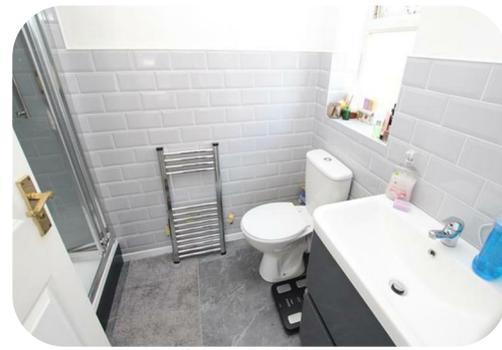
From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd/A657, left onto Hemingway Rd, turn right onto Outlands Rise, left onto Overland Cres and the property will be seen displayed via our For Sale board.

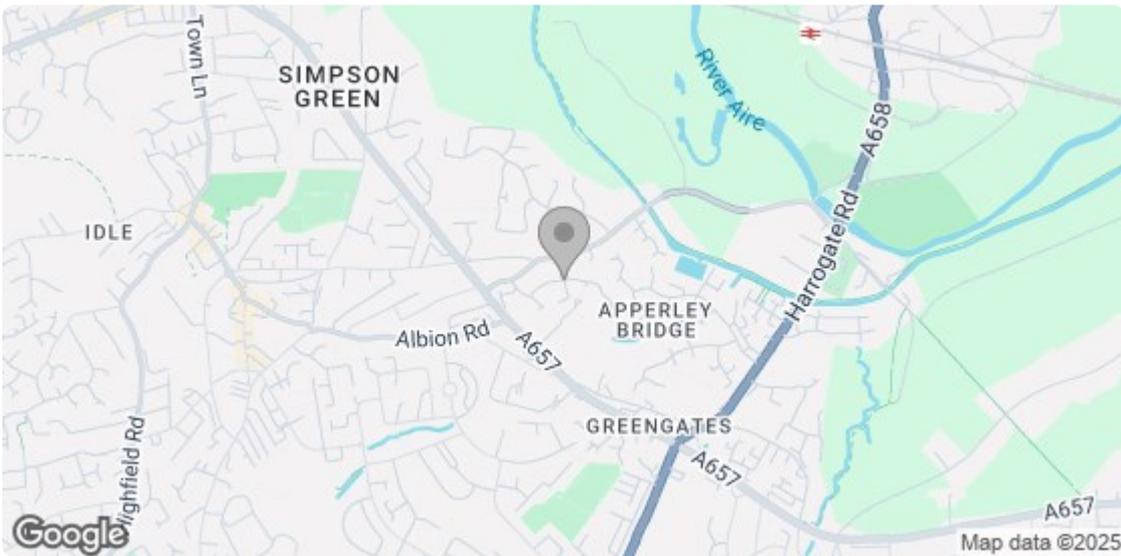
### **TENURE**

FREEHOLD

### **Council Tax Band**

E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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