



## Overland Crescent, Apperley Bridge

**£350,000**

\* 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.

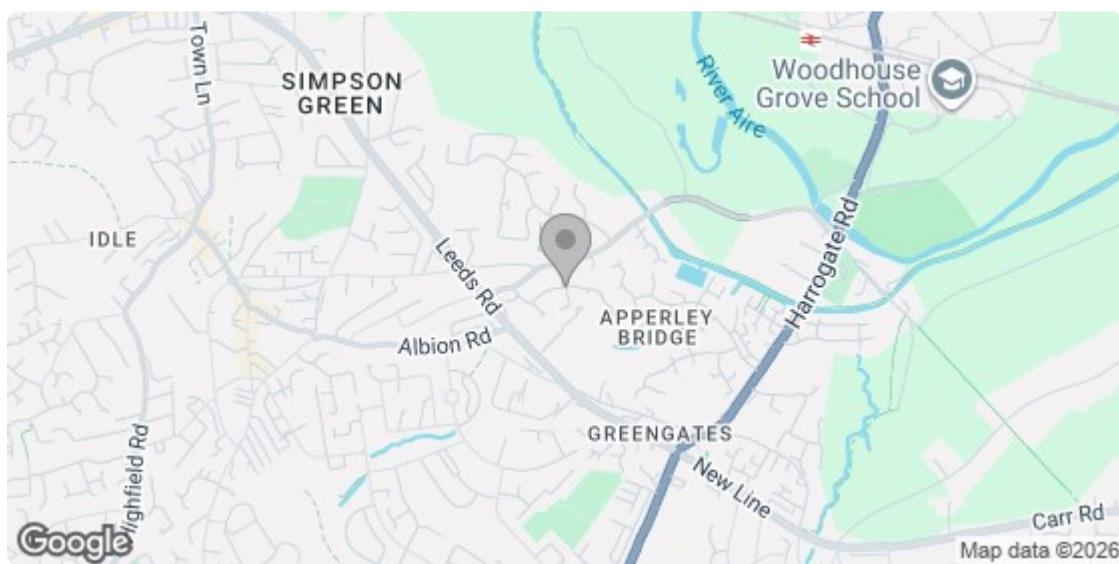
### TENURE

FREEHOLD

### Council Tax Band

E





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