

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

4 Apperley Gardens, Apperley Bridge, BD10 0ND

Asking Price £230,000

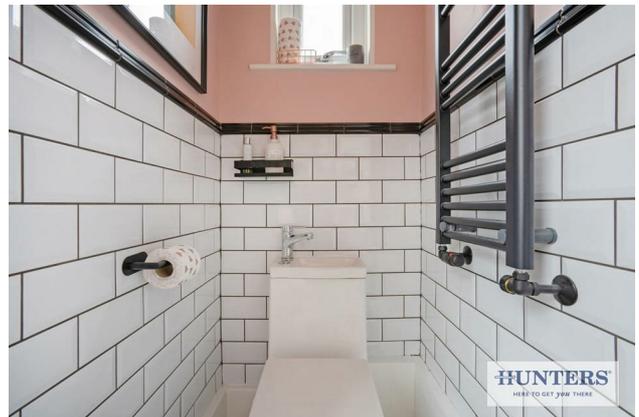
Property Images



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## Property Images



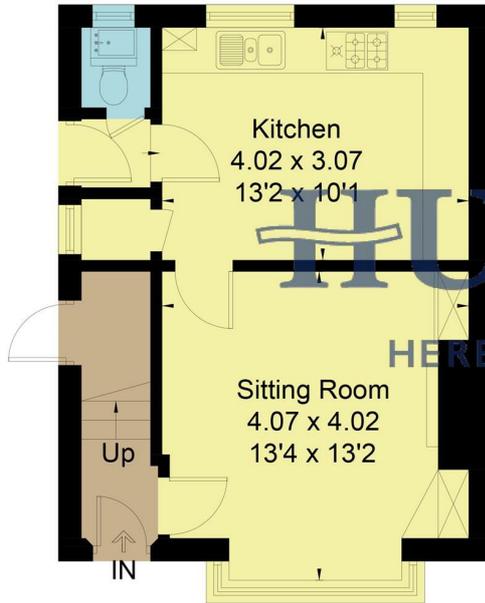
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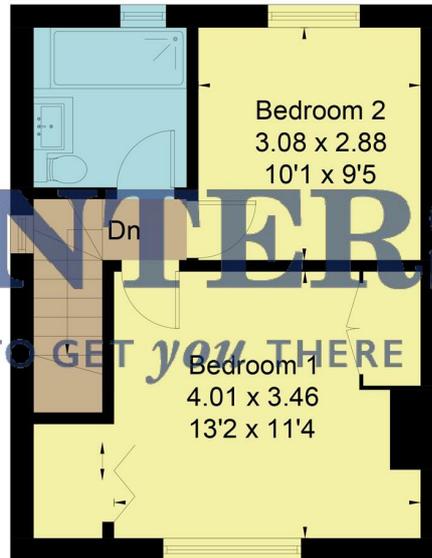
## Property Images



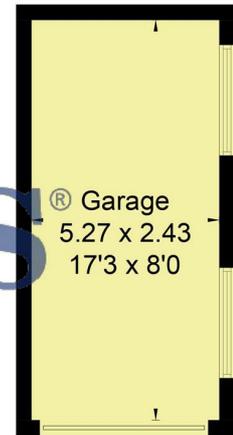
Approximate Floor Area = 69.2 sq m / 745 sq ft  
 Garage= 12.9 sq m / 139 sq ft  
 Total = 82.1 sq m / 884 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

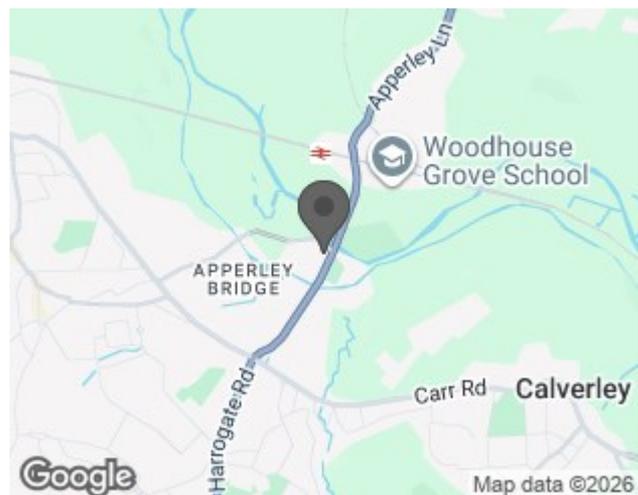


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103480

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(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		

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This delightful semi-detached house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Built in 1905, the property boasts a characterful charm while offering modern comforts.

The home features a welcoming reception room, perfect for relaxing or entertaining guests and a stunning dining kitchen. With two well-proportioned bedrooms, there is ample space for a small family or for those who desire a guest room or home office. The bathroom is conveniently located, ensuring practicality for everyday living. Externally there is a driveway to the side leading to the detached garage and an enclosed garden to the rear with raised decked terrace.

Situated in a peaceful cul-de-sac, this property enjoys a tranquil setting, making it an ideal starter home. The surrounding area is enriched with scenic canal and woodland walks, providing a perfect backdrop for outdoor enthusiasts. Additionally, the proximity to local schools and the train station enhances the convenience of daily life, making commuting and family activities easily accessible.

This charming residence combines the allure of a historic build with the benefits of a well-connected location, making it a wonderful choice for anyone looking to settle in Apperley Bridge. Do not miss the chance to make this lovely house your new home.

## Features

- Cul de sac position
- Ideal starter home
- Close to canal walks
- Near woodland walks
- Proximity to schools
- Near train station
- Stunning dining kitchen
- Two cosy bedrooms
- Built in 1905
- Viewing recommended