



**HOME**  
MARKETING & MANAGEMENT

APPERLEY ROAD, IDLE BD10 9SH

**£177,500**



Stone Through Terrace  
3 Bedrooms (2 Double)  
Gas c/h & Double Glazing  
Dining Kitchen with Appliances  
Living Room with Polished Floor  
Three Piece Bathroom Suite  
Patio Garden to Rear  
Aire Valley Views  
Popular Village Location  
The Property is Currently Tenanted



**£177,500**

GENERAL DESCRIPTION

A Victorian stone built three bedroom through terrace house situated in the sought after village of Idle. Will be of particular interest to professionals seeking well-presented character accommodation which benefits from: white uPVC double glazing; gas central heating with combination boiler; spacious lounge with feature fireplace and stripped and varnished floorboards; modern three piece bathroom suite; patio garden; off street parking; modern fitted dining kitchen. Briefly comprises: lounge; dining kitchen including deep under stairs storage cupboard, appliances; staircase and landing; two double bedrooms, single bedroom with fitted shelving; bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the charm, presentation and location of the accommodation on offer. Please note the property is currently tenanted.

TENURE  
Freehold

ROOM MEASUREMENTS

- ENTRANCE HALL** 3' 6" x 3' 1" (1.07m x 0.94m)
- LIVING ROOM** 14' 0" x 12' 6" (4.27m x 3.81m) max
- DINING KITCHEN** 15' 9" x 8' 11" (4.8m x 2.72m) max
- STAIRCASE AND LANDING** 6' 5" x 5' 11" (1.96m x 1.8m) max
- DOUBLE BEDROOM 1** 13' 1" x 8' 10" (3.99m x 2.69m) max
- DOUBLE BEDROOM 2** 10' 0" x 9' 0" (3.05m x 2.74m) max
- BEDROOM 3** 9' 11" x 6' 7" (3.02m x 2.01m) max
- BATHROOM** 6' 11" x 6' 5" (2.11m x 1.96m)

EXTERIOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

OPENING HOURS

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

