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Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Cavalier Drive, Apperley Bridge, BD10

£280,000

Three Bedroom Detached Family Home

EPC Rating: D

Martin & Co Saltaire
1 Daisy Place • Saltaire • BD18 4NA
T: 01274589132 • E: saltaire@martinco.com

01274589132
<http://www.martinco.com>

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Cavalier Drive
Apperley Bridge
BD10

Key features:

- Three Bedroom
- Detached
- Gas Central Heating
- Two Reception Rooms
- Off Street Parking
- Perfect Family Home
- New Boiler Fitted April 2022
- New Cloakroom
- Installed
- Single Garage



Why you'll like it

Attractive Three Bedroom Detached family home located close to Apperley Bridge Train Station and the Leeds/Liverpool canal, ideal for canal side walks. This home benefits from; gas central heating, conservatory and gardens to the front and rear! Viewing is essential to appreciate what this family home has to offer

Newly Installed Cloaks *New Boiler April 2022* *New Windows to the rear April 2021* New Windows in Lounge and Bedroom One Jan 2022*

Situated only a short distance from Apperley bridge train station providing easy access to both Leeds and Bradford city centres and cutting down on the daily commute, The Leeds/Liverpool canal marina with its stunning views and scenic walks, Shops and local amenities are a short walk away. Viewing is essential!

ENTRANCE HALL Attractive reception space with radiator and ample space for shoes

DOWNSTAIRS CLOAKS 4' 11" x 2' 8" (1.52m x 0.83m) Fitted two piece cloakroom suite with basin in vanity unit, WC and radiator

LIVING ROOM 13' 1" x 13' 9" (3.99m x 4.2m) Spacious living room with feature gas fire, large window fitted Jan 2022 providing ample natural light and access to the dining room

DINING ROOM 9' 6" x 7' 8" (2.92m x 2.34m) Useful dining room with space for a 6 seater table, radiator and patio doors leading into the conservatory

CONSERVATORY 8' 6" x 10' 5" (2.6m x 3.18m) UPVC overlooking the rear garden with double doors

KITCHEN 7' 10" x 9' 4" (2.41m x 2.87m) Modern fitted kitchen with cream wall and base units and wooden work surfaces over. Integrated dishwasher, oven, gas hob and extractor fan. There is further space for fridge freezer and additional storage in the under stairs pantry cupboard. External stable door to the side

LANDING

BEDROOM ONE 9' 6" x 12' 7" (2.9m x 3.84m) Spacious double bedroom with fitted wardrobes and cupboards, large window fitted Jan 2022 to the front with views to Rawdon

BEDROOM TWO 9' 6" x 10' 11" (2.9m x 3.35m) Double bedroom with ample space for storage, large window fitted April 2021 to the rear providing ample natural light

BEDROOM THREE 6' 11" x 8' 0" (2.13m x 2.44m) Single bedroom currently used as an office with window overlooking the front

BATHROOM 5' 6" x 7' 2" (1.7m x 2.2m) Three piece white suite with shower over bath, WC and basin housed in a vanity unit. Heated towel rail and window providing ample natural light

TO THE OUTSIDE Paved driveway that leads to a single detached garage. There is a grassed front garden with pathway to the front door and fully enclosed rear garden with paved patio area, lawn and raised rockery



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(83-100)	A		85
(69-82)	B		
(55-68)	C		
(39-54)	D		55
(23-38)	E		
(9-22)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

