



£335,000

\* NO CHAIN \* FOUR BEDROOM DETACHED \* CUL-DE-SAC LOCATION \* MATURE SUNNY REAR GARDENS \* PLEASANT STROLL TO THE CANAL & MARINA \* CLOSE TO THE NEW APPERLEY BRIDGE RAIL STATION \* WOODHOUSE GROVE SCHOOL CLOSE BY \* REGISTER YOUR INTEREST NOW \*

Townend Estate Agents are delighted to offer for sale, with no onward chain, this attractive 4 bedroom detached in this highly regarded and most sought after location.

Apperley Bridge is a wonderfully popular community, with the advent of the new railway station it is well placed for the business traveller commuting to Leeds or Bradford. There is an excellent provision of local shopping amenities whilst within a mile of the property there are both primary and secondary schools and the private and well regarded Woodhouse Grove School. The Leeds and Liverpool canal along with the river Aire runs closely to the community with the former including the Marina offering an opportunity for many lovely canal and riverside walks.

The property is beautifully presented with neutral decor throughout enabling the new purchaser to impose their own tastes and designs. The accommodation comprises briefly: Entrance hallway, Guest bathroom, Lounge leading to, Dining room with French doors opening out to the rear gardens, kitchen and utility room. On the first floor is the master En Suite bedroom alongside three further bedrooms and the house bathroom. Integral garage with personal door to utility. Double driveway and garden area to the front, at the rear is an enclosed lawned garden with mature shrubs and trees.

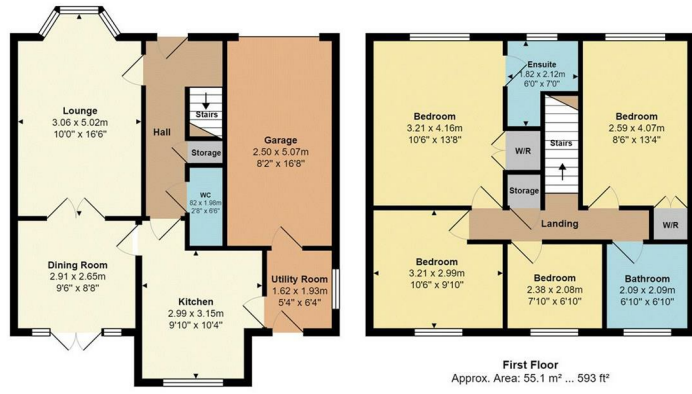
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	