

Ornella's Estates

PROUDLY INDEPENDENT



5 The Strone

Apperley Bridge, Bradford, BD10 0NZ

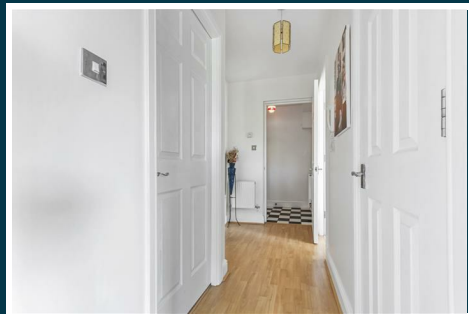
Price £159,950



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INTRODUCTION

A PERFECT OPPORTUNITY FOR FIRST TIME BUYERS, INVESTORS OR ANYONE JUST NEEDING TO DOWNSIZE. SET IN A SOUGHT AFTER LOCATION OF APPERLEY BRIDGE WITH LOVELY COUNTRY WALKS CLOSE BY ALONG THE LEEDS LIVERPOOL CANAL AND APPERLEY BRIDGE TRAIN STATION ON THE DOOR STEP, WE ARE DELIGHTED TO OFFER FOR SALE THIS SPACIOUS AND BEAUTIFULLY PRESENTED APARTMENT. THIS IS A NEW BUILD WHICH IS PART OF THE OLD SUNDAY SCHOOL AND IS ONE OF TWO APARTMENTS WITH SOUTH FACING ASPECTS LOOKING ONTO GREEN BELT AREA. Briefly comprising communal entrance hallway, entrance vestibule, entrance hallway leading to two double bedrooms, house bathroom and a beautifully presented open plan kitchen/diner and living room. To the outside there are communal gardens. There are parking spaces and visitors parking. **EARLY VIEWING STRONGLY RECOMMENDED. DO NOT MISS OUT. CALL NOW ON 01943 661506.**

APPERLEY BRIDGE

APPERLEY BRIDGE IS ANOTHER GREAT PLACE TO LIVE. WITH ITS OWN TRAIN STATION AND RESTAURANTS, BARS AND PUBLIC HOUSES. GREAT SCHOOLS LIKE BRONTE HOUSE AND WOODHOUSE GROVE SCHOOL ARE ON THE DOOR STEP. THERE A STUNNING WALKS ALONG THE LEEDS, LIVERPOOL CANAL. THIS AREA IS VERY ATTRACTIVE AND IS UP AND COMING. THE CITY CENTRES OF LEEDS AND BRADFORD ARE ACCESSIBLE BOTH BY TRAIN AND PUBLIC TRANSPORT. FOR THOSE TRAVELLING FURTHER AFIELD LEEDS BRADFORD AIRPORT IS A SHORT DRIVE AWAY.

HOW TO FIND THE PROPERTY

SAT NAV BD10 0NZ

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Access via a secured door with security intercom. Leading to:

ENTRANCE VESTIBULE

Great for hanging coats and storing shoes. Comprising tiled flooring leading to:

INNER ENTRANCE HALLWAY

This is a good sized inner hallway and comprises fitted storage cupboard, laminate flooring. Door leading to:

OPEN PLAN LIVING/DINING AND KITCHEN

24'4" x 11'7" (7.44 x 3.54)

Offering an abundance of natural light with a south facing private outlook with fantastic views, this is a fabulous open plan living/dining and kitchen. Comprising a wide range of modern wall and base units providing storage space, breakfast bar with contemporary work surfaces, integral electric cooker and gas hob with extractor fan over. Part tiled walls. Integral fridge freezer. Point for washing machine. Upvc double glazed windows to the rear elevation. Laminate flooring.

The lounge and dining area comprises of Upvc double glazed windows to the rear elevation, laminate flooring, radiators, TV point. Fabulous for when friends come round.

BEDROOM1.

12'4" max x 9'2" (3.78 max x 2.81)

This is a great double bedroom comprising Upvc double glazed windows to the rear elevation boasting a lovely view. Double radiator. Coving to ceiling.

Tel: 01943 661506

BEDROOM.2.

9'6" x 7'8" (2.91 x 2.34)

Another lovely double bedroom comprising Upvc double glazed window. Double radiator. Great for when the unexpected guests arrives or for children.

HOUSE BATHROOM

5'10" x 5'1" (1.79 x 1.57)

A spacious bathroom briefly comprising Panelled bath with thermostatic shower over. Low level w.c. Wash hand basin. Extractor fan. Radiator. Part tiled walls. Tiled flooring.

OUTSIDE

ALLOCATED PARKING

Please note there is allocated parking for two cars.

COMMUNAL GARDENS

There are well maintained communal gardens to the property which are lawned with trees and shrubbery. GREAT FOR SITTING OUT.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees

for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

Leasehold

Please be aware that this is a leasehold property and is subject to service charges and ground rent. There is 977 years left on the lease. Annual Ground rent £100.00. Service charge £181.00 per month.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.



Road Map



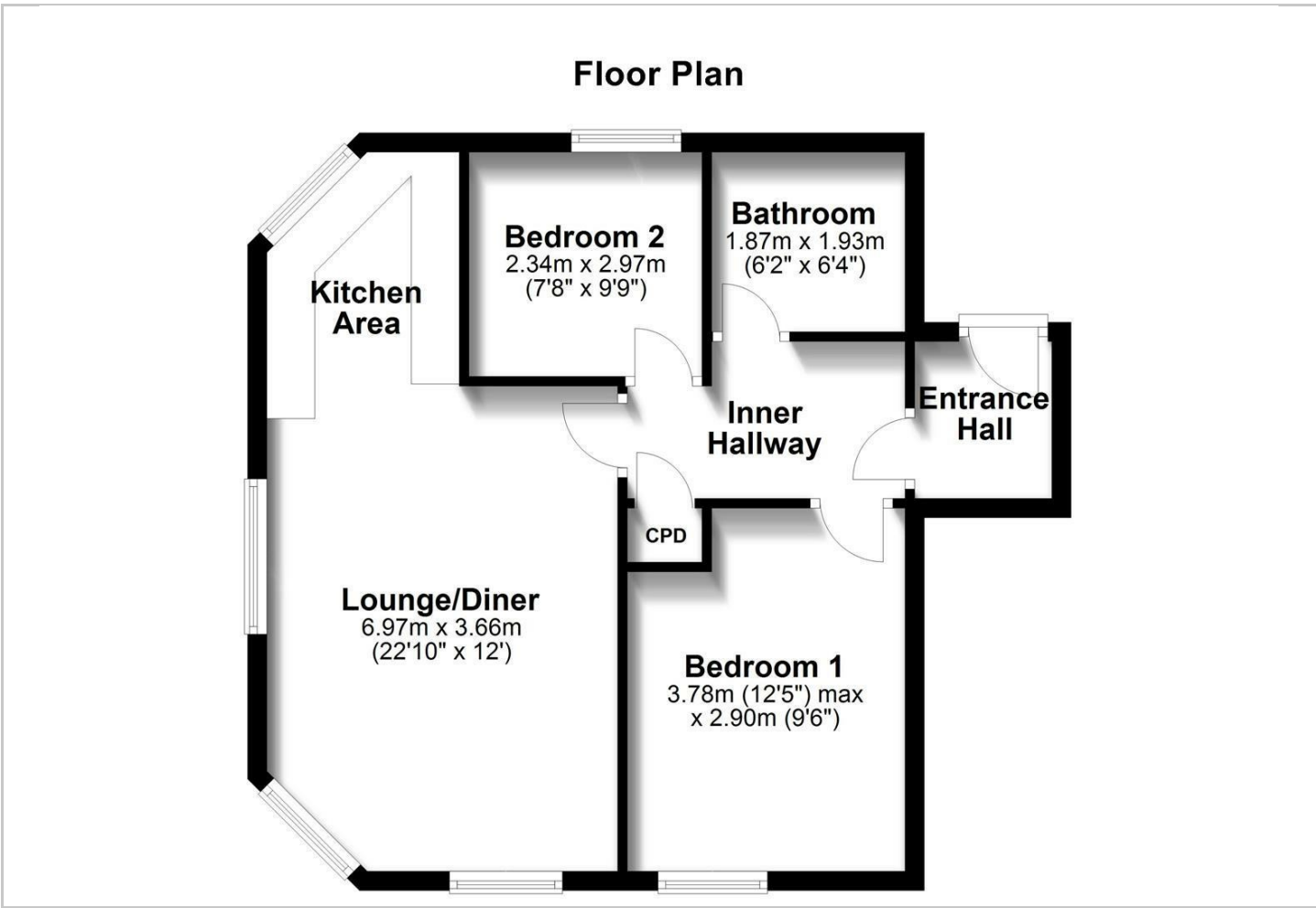
Hybrid Map



Terrain Map



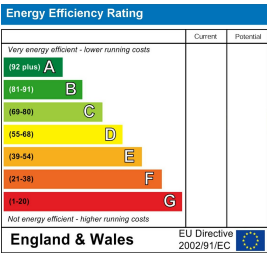
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.