

HUNTERS®

HERE TO GET *you* THERE

12 Church Close, Apperley Bridge, Bradford, BD10 0FG

Asking Price £230,000

Property Images



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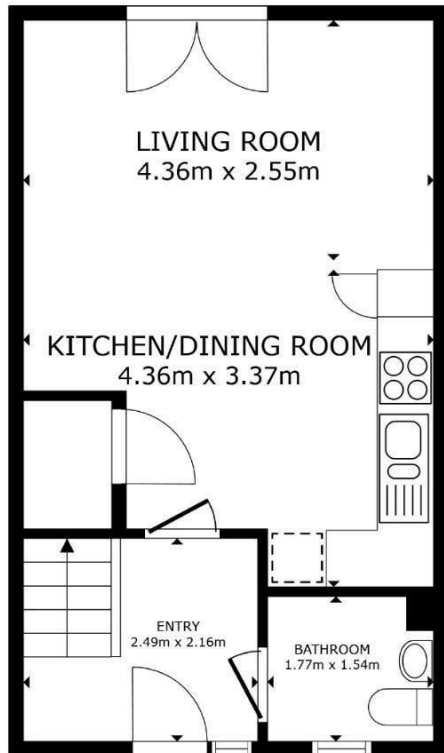
Property Images



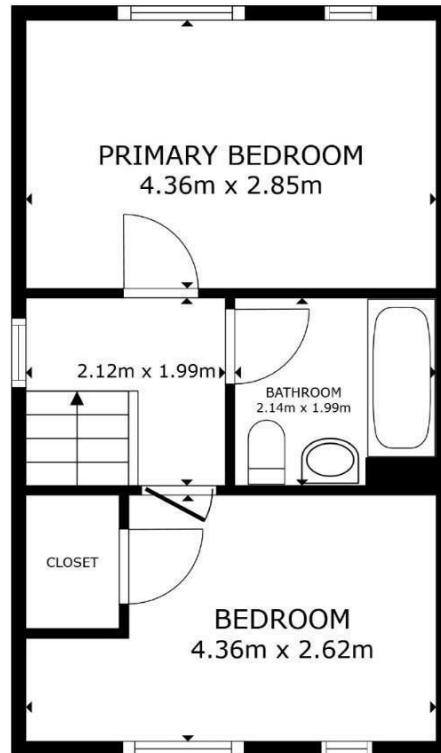
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Property Images



FLOOR 1



FLOOR 2

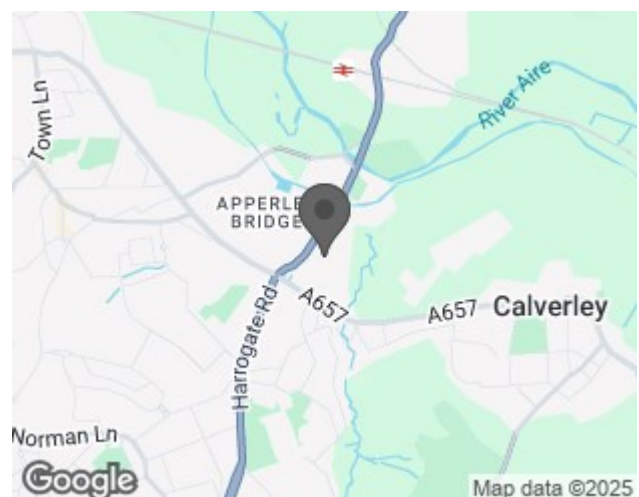
GROSS INTERNAL AREA
FLOOR 1 33.3 m² FLOOR 2 33.4 m²
TOTAL : 66.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

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

Summary

This beautifully presented two-bedroom semi-detached home is located in the sought-after area of Apperley Bridge. The property offers spacious and modern living, with an open-plan layout that creates a bright and airy atmosphere throughout. Upon entering, you are welcomed by an entrance hall that leads to a guest cloakroom with a WC, wash basin, and space for coats and shoes. The heart of the home is the open-plan lounge and kitchen area, which provides a fantastic space for both relaxing and entertaining. The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces that incorporate a sink, drainer, and hob. There is an integrated electric oven, and additional space for further appliances, with plumbing for a washing machine in the separate utility area. The lounge area features full-height glazed patio doors that open out onto the private rear garden, creating a seamless connection between the indoor and outdoor spaces.

Upstairs, there are two generously sized double bedrooms. The main bedroom is positioned to the rear and enjoys views over the garden, while the second bedroom is located at the front of the property. Both rooms offer ample space for freestanding furniture. The modern bathroom is fully tiled and features a three-piece suite, including a bath with a shower over, a pedestal wash basin, a WC, and a chrome heated towel rail.

Externally, the property benefits from an allocated parking space to the front, along with an EV charging point. To the rear, the enclosed garden offers a low-maintenance outdoor space, with a paved seating area perfect for summer evenings and a lawn beyond. The property is ideally located for access to local amenities, well-regarded schools, and excellent transport links, including Apperley Bridge train station, making it an attractive choice for a wide range of buyers.

£8.88 monthly service charge.

Features

- SOUGHT AFTER LOCATION • IDEAL FIRST TIME BUYER HOME • ENCLOSED GARDEN TO REAR • OPEN PLAN LIVING KITCHEN • TWO DOUBLE BEDROOMS • CLOSE TO TRAIN STATION AND CANAL • REMAINDER OF NHBC