

**101 Waterside View, Apperley Bridge, Bradford, BD10 0FR**

**Asking Price £169,950**

## Property Images



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GROSS INTERNAL AREA

FLOOR 1: 670 sq ft

TOTAL: 670 sq ft

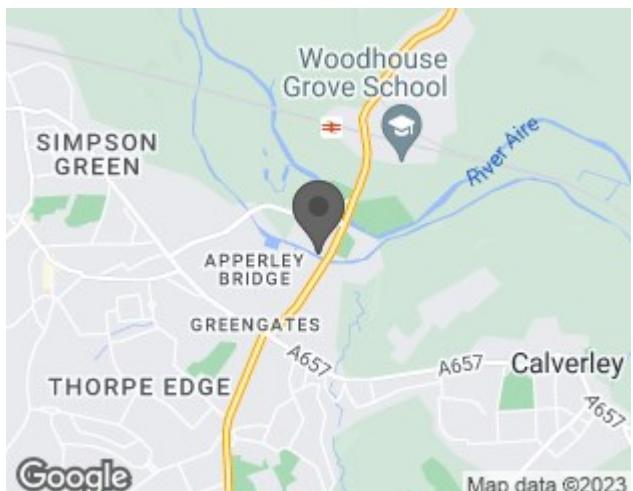
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

 Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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: Apartment Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

Upon entering the apartment, you will be greeted by a private hallway, complete with a utility cupboard equipped with plumbing for a washing machine. The open plan lounge/dining room is filled with natural light and boasts PVCu double glazed French doors, leading to a Juliet balcony with a lovely private outlook. The adjoining open plan kitchen is equally attractive, featuring a range of base and wall storage units, an integrated fridge/freezer, built-in oven, induction hob, integrated dishwasher, work surface illumination, and ceiling inset spotlighting.

The master bedroom is generously proportioned and enjoys a peaceful and private view. It comes complete with a modern ensuite shower room, featuring a three-piece suite, a separate shower cubicle, attractive ceramic tiling, a vanity unit, and a chrome heated towel rail. Additionally, there is a second double bedroom offering versatility and ample space. The contemporary house bathroom is beautifully designed, featuring a three-piece suite in white, shower facilities with a shower screen, a vanity mirror, ceramic tiling, and a chrome heated towel rail.

Outside, the property is surrounded by well-maintained communal lawned gardens and benefits from allocated parking spaces for residents, as well as ample visitor parking. The apartment's location is an enviable one, adjacent to the tranquil canal, and within easy reach of Apperley Bridge train station, the extensive shopping facilities at the Sainsburys complex, good transport links, and a variety of scenic canal and river walks. Additionally, local bars and restaurants are conveniently situated nearby, making this property an ideal choice for those seeking a harmonious blend of urban convenience and natural beauty.

## Features

- STUNNING FIRST FLOOR APARTMENT • ADJACENT TO CANAL • OPEN PLAN LIVING KITCHEN WITH JULIET STYLE BALCONY • MASTER BEDROOM WITH ENSUITE • LIFT ACCESS • RESIDENTS PARKING • COMMUNAL GARDENS • CLOSE TO TRAIN STATION • COMPLETE CHAIN • HUNTERS 360 TOUR