

# HUNTERS®

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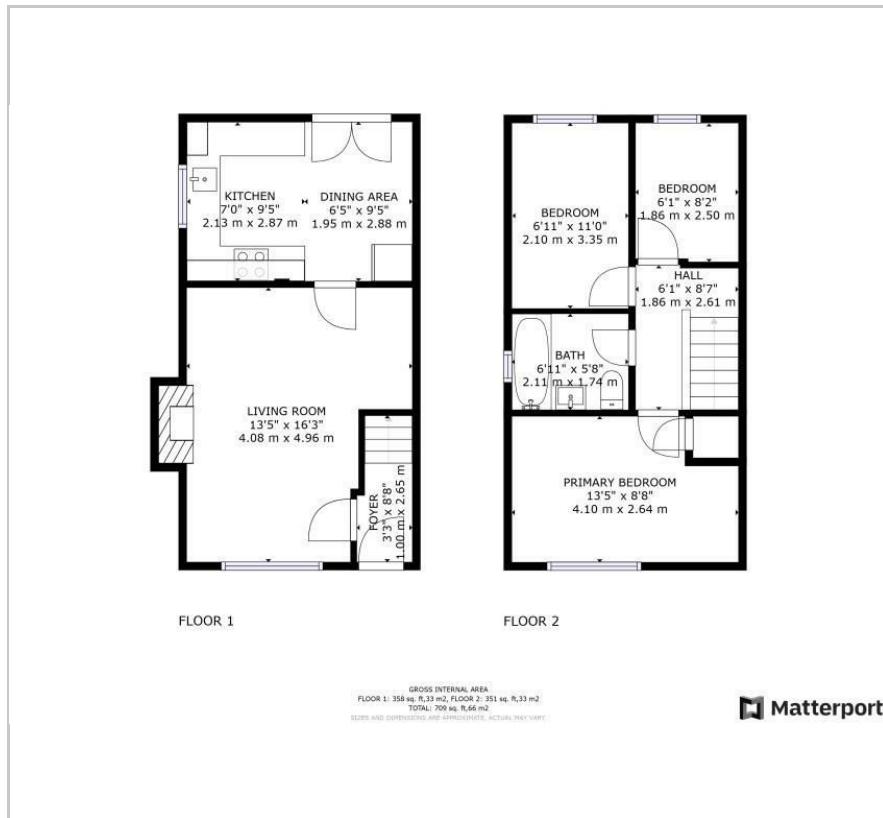
## Slingsby Close

Apperley Bridge, Bradford, BD10 0UJ

£250,000



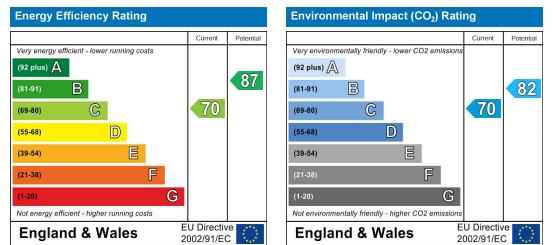
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- SUPERBLY PRESENTED STONE SEMI
- CUL DE SAC POSITION
- LOVELY VIEWS
- ENCLOSED GARDEN TO REAR WITH RAISED DECKED TERRACE
- PART CONVERTED GARAGE TO CREATE HOME BAR
- IDEAL FIRST TIME BUYER PROPERTY
- CLOSE TO TRAIN STATION
- CLOSE TO SCHOOLS
- APPROX £950-1000 PER MONTH RENTAL INCOME
- EPC RATING = C

Situated in the highly sought after 'Apperley Bridge' just a short walk from the canal is this attractive, and appealing modern stone semi. The property offers scope to extend (subject to planning).

Accommodation briefly consists of an entrance hallway, a spacious lounge and a dining kitchen leading out to the rear garden. To the first floor can be found the three bedrooms and house bathroom. Externally there are gardens to the front, rear with a driveway to the side allowing for off-street parking for at least two cars. The rear garden enjoys a high degree of privacy and at the time of coming to the market was bathed in sunshine.

Situated within this quiet cul de sac the property is within easy reach of the picturesque marina, canal side walks, several highly regarded schools and a train station.,



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.