



Guide Price £210,000

- Semi-detached home
- Sought after location
- Three bedrooms
- Offering ample potential
- Driveway and garage to the side
- Gardens front and rear

33 Apperley Road, Bradford, West Yorkshire, BD10 9SH

A semi-detached property which boasts good size family living accommodation, gardens to the front and rear and a desirable location. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended.

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk   



33 Apperley Road, Bradford, West Yorkshire, BD10 9SH

Bradford 4 miles, Leeds 9 miles, Harrogate 16 miles (all distances approximate)

General remarks

Delightfully situated within a popular and convenient

residential location is a well established three bedroom semi detached home

offering family living accommodation planned over two floors. The property is close to the villages of Thackley and Idle, an ever popular residential area close to amenities, schools and good bus routes. Brimming with potential for modernisation an early inspection is highly recommended.

The accommodation comprises entrance, lounge, dining room, fitted kitchen and conservatory to the ground floor. To the first floor are two double bedrooms, single

bedroom and the house bathroom, there is also access to the loft. Outside the property is complimented by good sized gardens to both front and rear.

Situated a stones throw from the villages of Thackley and Idle the property benefits from the locality of shops, schools, bars and restaurants together with the public transport links to Leeds, Bradford and Shipley. Close to Idle Moor and the local area there are a myriad of walks in the local semi-rural area.

Directions

Proceeding from Shipley towards Leeds along the A657 Leeds Road you will turn right on to Apperley Road. The property will be on your right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway leading to a garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

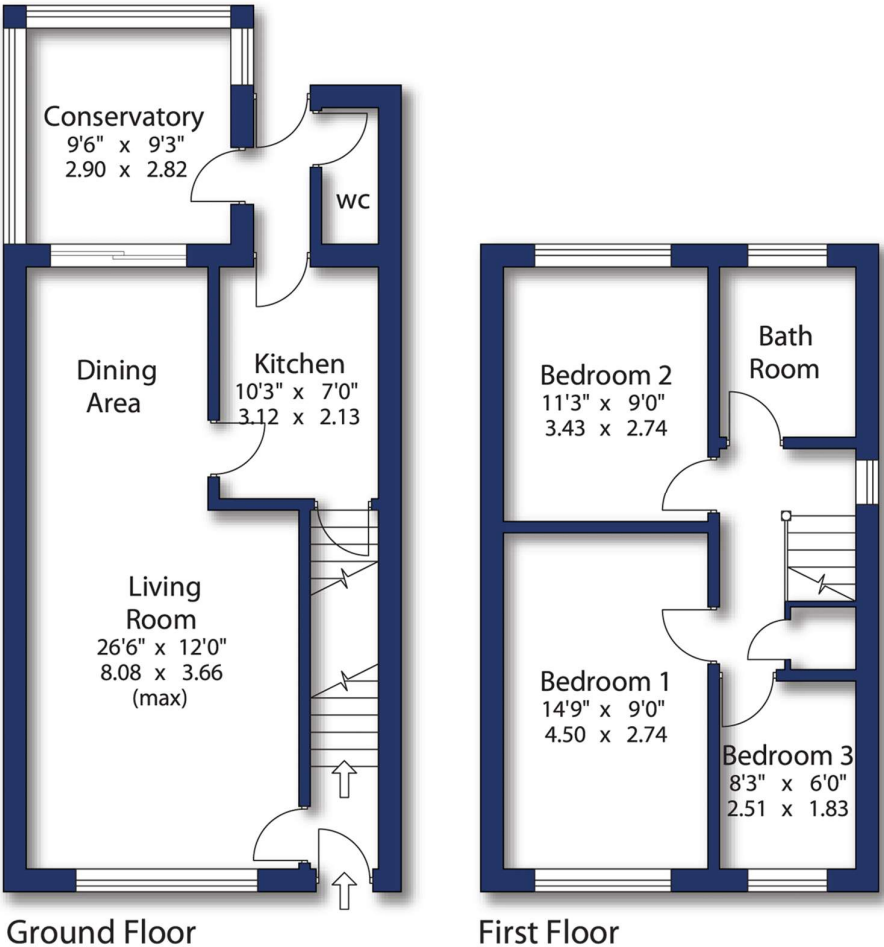
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SAL260166



Floorplans



© Dacre, Son & Hartley



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

☎

✉