



APPERLEY BRIDGE,  
BRADFORD, WEST  
YORKSHIRE  
£210,000

2 Bedroom Flat

LINLEY &  
SIMPSON

**SIMPLY STUNNING DUPLEX PENTHOUSE APARTMENT FOR SALE!** Available for sale is this impressive duplex apartment in a CONVERTED MILL in popular Apperley Bridge. Modernised to a high standard throughout including newly refurbished bathrooms and a bright modern kitchen, this lovely apartment has impressive internal space and is very well located.

Apperley Bridge is a very sought after Yorkshire village, located nicely between Leeds and Bradford. Apperley Bridge is a real melting pot with residents of all ages due to the fantastic amenities on offer. The Leeds, Liverpool Canal runs through Apperley Bridge, as does the River Aire and the village is surrounded by green belt land which offers fantastic walks in the surrounding beautiful countryside. There is a lovely semi-rural feel to this area and it is one of the great pulls to Apperley Bridge. There is a modern train station in the village and also 4 pubs/ eateries of good reputation and regard. Living in Apperley Bridge offers the Yorkshire country lifestyle whilst still being very commutable.

### **First and Second Floor (duplex) Apartment With Communal Entrance**

#### **First Floor**

##### **Entrance Hall**

This nice, modern apartment has its own internal hallway within the apartment providing access to the rooms, the hallway has two storage cupboards, one of which doubles as a utility cupboard underneath the stairs and the apartment has an intercom access panel for letting in visitors.

##### **Living/ Dining Room**

Located on the first floor (ground as you enter the apartment hallway) there is a vast and impressive living/ dining room which has a very high ceiling level, large windows to two walls (four in total) and is finished to a very high standard with a living flame feature fire. This stunning room is great for entertaining all ages and has space for an 8 seater table and chairs (it actually has space for more than that if needed) as well as large furnishings in the living room area. There is a Juliette balcony, an exposed stone wall and even a 'bobbin box' from when the building was a textile mill.

##### **Kitchen**

The kitchen is located off the living/ dining room and has white wall and base units topped with black worktops. With the apartment, being at the end of the block there is an end window looking over the Leeds Liverpool canal - you would be hard pressed to find a nicer view for washing the dishes! There is a built in dishwasher and Fridge Freezer in the kitchen also.

#### **Second Floor**

##### **Master Bedroom**

The master bedroom is a well sized double bedroom with ample space within. Due to the industrial nature of the building there are some structural beams in the first floor hallway giving the apartment a quirky and charming feel. Like the kitchen, the master bedroom has an end window looking over the Leeds Liverpool canal and over the playing fields beyond.

##### **House Bathroom**

The house bathroom has been modernised by the current owners recently and is fit with a tasteful three-piece suite. There is a modern style roll-top bath, toilet and hand basin. The room is fully tiled with marble effect tiles and there is an electrical illuminated mirror.

##### **Second Bedroom and En-Suite Bathroom**

The second bedroom is also on the second floor (one up from the apartment's entrance hall), and is a decent double-sized-bedroom which has wardrobe space along one side. There was a 'through-by-light' window in this room looking over the reception space and the large windows beyond, but the current owners have temporarily blocked the window up (it can be opened again if needed). There is an en-suite bathroom at the rear of the second bedroom which like the house bathroom has been tastefully decorated with floor to ceiling tiling and a three-piece suite including a shower cubicle, toilet and hand basin.

##### **Parking and External**

The apartment has external dedicated parking for two cars, both in the under-ground car park. There are also communal grounds to be enjoyed by the residents.

#### **Agents Notes**

We are advised that the apartment is leasehold and we are advised that the below details are accurate as advised by the seller but do advise checking with your legal professional -

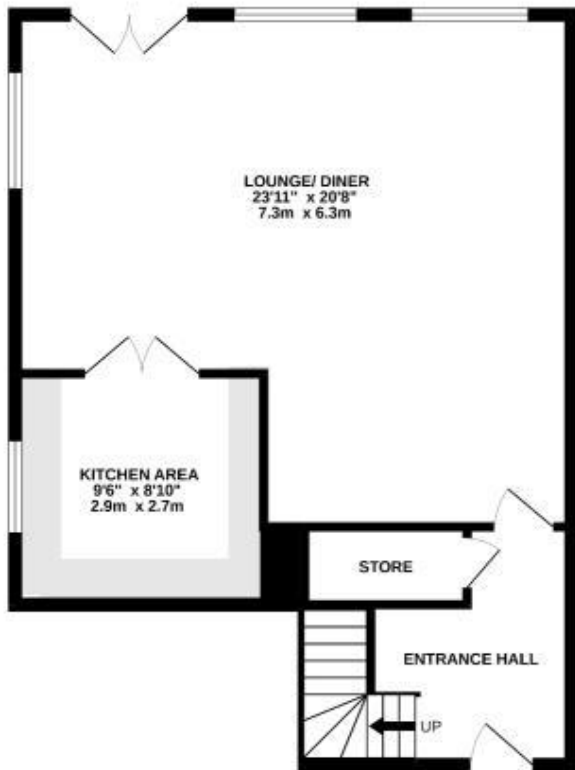
**Lease Term** - 150 years from 2004 Lease Term Remaining (approx.) - 132 years

**Ground Rent (approx.)** - £150p.a

**Service Charge (approx.)** - £2129.60p.a



GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

#### AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.