

# Every move matters

LET  
LEEDS



**Orchard Grove**

Bradford, BD10 9BX

**£94,950**

# Property Summary

LET LEEDS are delighted to offer for sale this spacious two double bedroom semi-detached house. Located close to local amenities and Apperley Bridge train station, providing great transport links to both Bradford and Leeds.

## SUMMARY

The property briefly comprises a large through lounge, modern kitchen, 2 double bedrooms and bathroom, front and rear garden.

## KITCHEN

Modern kitchen, neutrally decorated with fitted flooring, comprising a range of wall and base units with complementing countertops and splash back tiles, four ring gas hob with electric oven, stainless steel sink with drainer.

## LOUNGE

Spacious through lounge neutrally decorated with fitted carpet, dual aspect double glazed windows, feature fireplace and central heating radiators.

## BEDROOM 1

Double bedroom neutrally decorated with fitted carpet, double glazed window and central heating radiator.

## BEDROOM 2

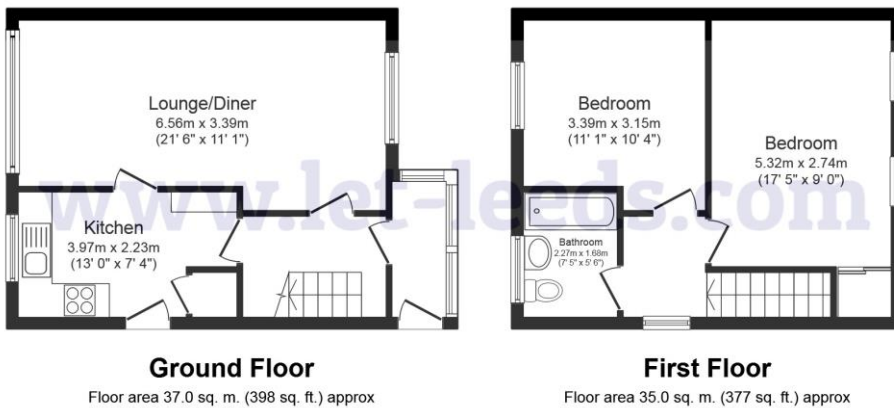
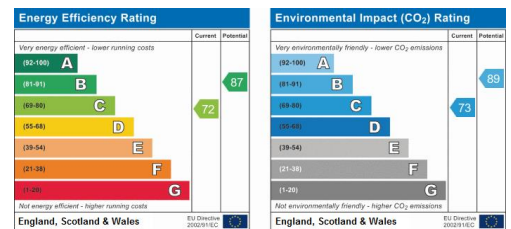
Double bedroom neutrally decorated with fitted carpet, double glazed window and central heating radiator

## BATHROOM

Modern partially tiled bathroom with white three piece suite comprising a hand wash basin, WC and bath with overhead shower.

## EXTERNAL

Front and rear gardens with on street parking.



Total floor area 72.0 sq. m. (775 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

- VACANT POSSESSION
- 2 DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- FRONT AND REAR GARDENS
- SHORT DISTANCE FROM APPERLEY BRIDGE TRAIN STATION
- CHAIN FREE
- NEUTRALLY DECORATED THROUGHOUT
- ON STREET PARKING

St Andrews Court  
Leeds  
West Yorkshire  
LS3 1JY

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements