



West Wood Close, Apperley Bridge Bradford BD10 0FL

welcome to

West Wood Close, Apperley Bridge Bradford

A four bedroom semi detached house, nicely presented throughout with modern kitchen and bathroom. Arranged over three floors, the property offers spacious living accommodation and also benefits from off street parking and private rear garden. Offered with no onward chain.



Ground Floor Entrance Hall

Enter from the front into the hallway with a radiator and stairs leading to the first floor.

Cloakroom/ Wc

Always useful to have in a family home, a larger than average guest wc, part tiled and comprising of a wc, wash hand basin, extractor fan and ceiling spotlights.

Lounge/Diner

21' 9" x 17' 1" Into recess (6.63m x 5.21m Into recess)
A spacious room with bi-fold doors in the lounge area allowing a good amount of natural light to flow through. A fitted carpet continues into the dining area with space for table and chairs. The room benefits from two radiators and the Hive control unit.

Kitchen

10' 8" x 9' 10" (3.25m x 3.00m)
A modern and stylish kitchen open to the dining area, offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above. Integrated appliances include a double electric oven, warming drawer, dishwasher and fridge freezer. There is a uPVC double glazed window to the front.

Utility Area

With fitted storage shelves and space for a washing machine.

First Floor First Floor Landing

The stairs rise from the hallway onto the landing with a useful built in storage cupboard, uPVC double glazed window to the front, doors to two double bedrooms and stairs to the second floor.

Bedroom One

13' x 9' 10" (3.96m x 3.00m)
A double bedroom positioned to the rear elevation with built in wardrobes, radiator, Hive heating control, fitted carpet and a uPVC double glazed window. There is access to the en suite facilities.

En Suite

Accessed off bedroom one, part tiled and comprising of a shower cubicle, wash hand basin set in a vanity unit and wc. The room also benefits from a chrome heated towel rail, extractor fan, ceiling spotlights and a uPVC double glazed window to the rear.

Bedroom Two

9' 11" x 8' 4" (3.02m x 2.54m)
A double bedroom positioned to the front elevation with a fitted carpet, radiator and a uPVC double glazed window.

Second Floor Second Floor Landing

With a built in cupboard housing the boiler, doors to two double bedrooms, bathroom and access to the loft.

Bedroom Three

12' 5" x 9' 4" Into recess (3.78m x 2.84m Into recess)
A double bedroom positioned to the rear elevation with a fitted carpet, radiator and uPVC double glazed window.

Bedroom Four

13' 5" x 9' Into recess (4.09m x 2.74m Into recess)
A double bedroom positioned to the front elevation with a built in cupboard, fitted carpet, radiator and two uPVC double glazed windows.

Bathroom

A modern bathroom, part tiled and comprising of a bath with shower above, wash hand basin set in a vanity unit and wc. The room also benefits from a chrome heated towel rail, extractor fan, ceiling spotlights and a uPVC double glazed window to the rear.

Outside

To the side there is a driveway for off street parking and access to the rear garden which has a paved patio area, part laid to lawn, storage shed and outside tap. The garden is kept private with fenced

borders.



view this property online williamhbrown.co.uk/Property/YEA105705



welcome to

West Wood Close, Apperley Bridge Bradford

- Semi Detached House
- Four Double Bedrooms
- Arranged Over Three Floors
- Approx 5 Years Left On The NHBC
- Off Street Parking & Private Garden

Tenure: Freehold EPC Rating: B

£365,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA105705](https://www.williamhbrown.co.uk/Property/YEA105705)



Property Ref:
YEA105705 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)