



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.



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West Wood Close, Apperley Bridge Bradford

- ****NO ONWARD CHAIN****
- Semi Detached House
- Arranged Over Three Floors
- Four Double Bedrooms
- Off Street Parking & Private Garden

Tenure: Freehold EPC Rating: B

offers over

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA105705 - 0007

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