



**Tenterfields, Apperley Bridge Bradford BD10 0UN**

**welcome to**

**Tenterfields, Apperley Bridge Bradford**

A three bedroom detached house, nicely presented throughout with neutral decor and in a desirable residential area. A great property perfect for someone looking to upsize and close to the train station and canal. With off street parking, front and rear gardens and a garage.



## Enrance Hall

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

## Lounge

13' 5" x 13' 4" ( 4.09m x 4.06m )

A good size lounge, nicely presented and is open to the dining room, having a gas fire with white surround, understairs storage cupboard, coving, laminate flooring and a wooden double glazed window to the front.

## Dining Room

9' 2" x 7' ( 2.79m x 2.13m )

The dining room is open to the lounge and has laminate flooring, coving and a wooden uPVC double glazed door to the rear with glazed windows to either side allowing lots of natural light to flow through.

## Kitchen

12' 4" x 9' 1" ( 3.76m x 2.77m )

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and five ring gas hob. There is an integrated electric oven and space for a full height fridge freezer. The kitchen also benefits from laminate flooring, radiator, and a wooden double glazed window to the rear.

## Utility Room

4' 10" x 4' 10" ( 1.47m x 1.47m )

With space and plumbing for a washing machine and dishwasher. The room also houses the boiler, there are doors to a guest wc and a side access door.

## Guest Wc

With a wc, wash hand basin set in a vanity unit, tiled flooring, radiator and a wooden double glazed window to the rear.

## Landing

The stairs rise from the hallway onto the carpeted landing with a storage cupboard housing the water tank, doors to three bedrooms, bathroom and access

to the loft.

## Bedroom One

9' 10" x 9' 5" ( 3.00m x 2.87m )

A double bedroom positioned to the front elevation with built in storage cupboards, wardrobes and side tables, laminate flooring and a wooden double glazed window. This bedroom has access to en suite facilities.

## En Suite

The en suite is part tiled and comprises of a shower cubicle, wc, wash hand basin set in a vanity unit, illuminated mirror, chrome heated towel rail and a wooden double glazed window to the side.

## Bedroom Two

10' x 8' 8" ( 3.05m x 2.64m )

A double bedroom positioned to the rear elevation with carpet flooring, coving, radiator and a wooden double glazed window.

## Bedroom Three

7' 10" x 7' 4" ( 2.39m x 2.24m )

A single bedroom positioned to the front elevation with carpet flooring, radiator and a wooden double glazed window.

## Bathroom

The bathroom has tiling to splash areas and is fitted with a three piece suite comprising of a panel bath, wc and a wash hand basin set in a vanity unit. The room also benefits from an extractor fan, radiator and a wooden double glazed window to the rear.

## Outside

To the front of the property there is a small lawn and to the side a driveway providing off street parking which leads to the garage. To the rear there is a private garden having a paved seating area and part laid to lawn. The garden also has a wooden storage shed, mature trees, shrubs and hedge borders.



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## Tenterfields, Apperley Bridge Bradford

- Three Bedroom Detached House
- Well Presented Throughout
- Desirable Residential Location
- En Suite Facilities
- Off Street Parking & Private Garden

Tenure: Freehold EPC Rating: D

# £315,000



Please note the marker reflects the postcode not the actual property

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