

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.

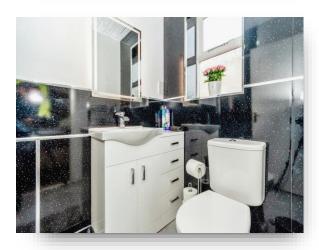












Enrance Hall

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

Lounge

13' 5" x 13' 4" ($4.09m \times 4.06m$) 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" ($3.05m \times 2.64m$) 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.





welcome to

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





view this property online williamhbrown.co.uk/Property/YEA106451



Property Ref: YEA106451 - 0006 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

The

Google

Leaven



Yeadon@williamhbrown.co.uk

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

Please note the marker reflects the

postcode not the actual property

Map data ©2024



williamhbrown.co.uk