



Laburnum Place, Apperley Bridge Bradford BD10 0NA

welcome to

Laburnum Place, Apperley Bridge Bradford

A grade II listed stone end terrace two bedroom cottage in a great location. Really well presented throughout with spacious rooms, packed with character features and a private garden. A perfect home for first time buyers or someone looking to downsize.



Lounge

18' 8" x 11' 9" (5.69m x 3.58m)

A really spacious, bright and airy room with an abundance of character features including the stone fireplace with wood log burner, which really is the focal point in this room. The character features continue with exposed wooden beams and window lintels. The room also benefits from wood-effect parquet style flooring, radiator, dual aspect double glazed windows to the front and rear, and stairs leading to the first floor.

Kitchen/Diner

18' 8" x 10' 7" (5.69m x 3.23m)

A spacious and well-presented kitchen/diner offering a good range of wall and base units with wood worktops incorporating a Belfast sink with a metro-style tiled splashback. There are spaces for appliances including a large range oven, washing machine and full height fridge freezer. The dining area has ample space for a table and chairs, and there are dual aspect double glazed windows to the side and rear, with an access door to the front leading out to the garden.

Landing

The stairs rise from the lounge onto the carpeted landing with doors to two bedrooms, bathroom and access to the loft. There are double glazed windows to the front and rear allowing a good amount of natural light to flow through. The character features continue with beautiful exposed wooden beams, rafters, and window lintels.

Bedroom One

18' 8" x 10' 7" (5.69m x 3.23m)

A very spacious double bedroom having a wall of built-in storage drawers and hanging space, carpet flooring, radiators, and dual aspect double glazed windows to the front and rear keeping the room bright and airy. The exposed wooden beams and window lintels continue in this room too, in-keeping with the character of the house.

Bedroom Two

11' 6" x 7' 5" (3.51m x 2.26m)

A good size bedroom positioned to the front elevation with carpet flooring, radiator, exposed wooden beams, wood window lintels and a double glazed window to the rear.

Bathroom

A stylish and bright bathroom with tiling to splash areas, fitted with a three-piece suite consisting of a 'P' shaped bath with shower over, pedestal wash hand basin, wc and decorative flooring. There is wood paneling to the walls, exposed wooden beam and a double glazed window with wood lintel to the front.

Outside

To the front of the property, there is a private garden with a lawn and a paved border used for plant pots and storage units, a traditional Yorkshire stone wall and white picket-fenced borders.



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welcome to

Laburnum Place, Apperley Bridge Bradford

- Grade II Listed End Terrace Stone Cottage
- Two Double Bedrooms
- Packed With Character Features
- Spacious Living Accommodation
- Private Garden

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106713 - 0004

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