



**Church Close, Apperley Bridge Bradford BD10 0FG**

**welcome to**

**Church Close, Apperley Bridge Bradford**

A TWO DOUBLE bedroom semi detached house, really well presented throughout with SPACIOUS rooms, allocated parking with EV charger and private rear garden and offering open plan living. The house is in a popular residential area in close proximity to Apperley Bridge TRAIN STATION.





## Apperley Bridge

Apperley Bridge is a highly desirable area, the village lies between Rawdon and Greengates and is approx. 9 miles to Leeds City Centre and approx. 5 miles to Bradford City Centre. There is a local pub and café close by and a wider range of amenities in nearby Greengates and neighbouring Idle Village. There are regular buses and Apperley Bridge Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. The property lies in the catchment area for some well regarded schools, perfect for families with children, and the prestigious Woodhouse Grove is close by. The River Aire and canal flow through Apperley Bridge and provide pleasant walks and plenty of green space.

### Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor and access to the guest wc.

### Guest Wc/Closet

With a wc, wash hand basin and space for coats and shoes.

### Lounge/Kitchen.

19' 8" Max x 14' 4" Max ( 5.99m Max x 4.37m Max )  
A spacious, bright and airy room offering open plan living. The kitchen is modern and has a range of wall and base units with worksurfaces incorporating a sink, drainer and hob. There is an integrated electric oven, spaces for further appliances and plumbing for a washing machine in the utility room. The lounge area has fully glazed patio doors leading out to the garden.

### Landing

The stairs rise from the hallway onto the landing with doors to two double bedrooms, bathroom and access to the loft.

### Bedroom One

14' 4" Max x 9' 3" Max ( 4.37m Max x 2.82m Max )  
A spacious double bedroom positioned to the rear elevation with space for free standing furniture and a window overlooking the garden.

### Bedroom Two

14' 5" Max x 8' 7" Max ( 4.39m Max x 2.62m Max )  
A good size double bedroom positioned to the front elevation with space for free standing furniture.

### Bathroom

A modern bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and a chrome heated towel rail.

### Outside

To the front there is an allocated parking space and an EV charger. To the rear is a low maintenance garden with a paved seating area off the lounge and lawn beyond.



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## **Church Close, Apperley Bridge Bradford**

- Semi Detached House
- Two Double Bedrooms
- Guest Wc/Closet
- Open Plan Living
- Allocated Parking

Tenure: Freehold EPC Rating: B

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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