



**Apperley Road, Apperley Bridge Bradford BD10 0PX**



**welcome to**

**Apperley Road, Apperley Bridge Bradford**

A lovely property with spacious living accommodation in a desirable location with Leeds/Liverpool canal practically on the doorstep. A three bedroom semi detached house, really well presented and maintained with conservatory, front and rear gardens, driveway and garage.



### Entrance Hall

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

### 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.

### Guest Wc

With a wc and wall mounted wash hand basin.

### Lounge

15' 6" Max x 12' 3" Max ( 4.72m Max x 3.73m Max )

A bright and airy room having an electric fireplace and open to the dining room.

### Dining Room

9' 8" Max x 7' 11" Max ( 2.95m Max x 2.41m Max )

A separate dining room open to the lounge, a great space for those who enjoy more formal dining and entertaining.

### Conservatory

10' 8" Max x 7' 4" Max ( 3.25m Max x 2.24m Max )

A great addition to this house creating extra living accommodation with fully glazed doors to the dining room and a door leading out to the garden.

### Kitchen

13' 2" Max x 7' 1" Max ( 4.01m Max x 2.16m Max )

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above and a

tiled splashback. Integrated appliances include and electric oven, dishwasher, under counter fridge and freezer with space for a washing machine. A access door to the rear leads out to the garden.

### Landing

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

### Bedroom One

13' 3" Max x 9' 5" Max ( 4.04m Max x 2.87m Max )

A double bedroom positioned to the rear elevation with a window overlooking the garden.

### Bedroom Two

11' 1" Into wardrobes x 9' 5" Max ( 3.38m Into wardrobes x 2.87m Max )

A double bedroom positioned to the front elevation with fitted wardrobes.

### Bedroom Three

7' 10" Max x 6' 8" Max ( 2.39m Max x 2.03m Max )

A single bedroom positioned to the rear elevation with a window overlooking the garden.

### Bathroom

With tiling to splash areas and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and wc.

### Outside

To the front of the property there is a pretty and well maintained garden with a pebbled seating area and lawn. To the side there is a block paved driveway providing off street parking.

### Garage

A single garage, perfect for storage or secure parking.



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## **Apperley Road, Apperley Bridge Bradford**

- Desirable Location
- Three Bedroom Semi Detached House
- Beautiful Front & Rear Gardens
- Block Paved Driveway
- Single Garage

Tenure: Freehold EPC Rating: D

# £270,000



Please note the marker reflects the postcode not the actual property

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**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**