



Navigation Drive, Apperley Bridge Bradford BD10 0LW

welcome to

Navigation Drive, Apperley Bridge Bradford

A beautifully presented and well maintained three bedroom end terrace house with spacious living accommodation arranged over three floors. The property boasts a modern kitchen/diner. master suite with impressive en suite facilities, off street parking and private rear garden.



Apperley Bridge

Apperley Bridge is a highly desirable area situated between Rawdon and Greengates, approximately 9 miles from Leeds City Centre and 5 miles from Bradford City Centre. The village offers a local pub and café, with a wider range of amenities available in nearby Greengates and Idle Village. Regular buses and Apperley Bridge Train Station provide convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The property is within the catchment area of several well-regarded schools, perfect for families with children, and the prestigious Woodhouse Grove is nearby. The River Aire and canal flow through Apperley Bridge, offering pleasant walks and plenty of green space.

Ground Floor

Entrance Hall

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

Kitchen/Diner

15' 1" Max x 10' 1" Max (4.60m Max x 3.07m Max)

A moden and stylish kitchen offering a range of wall and base units incorporating a sink, draner and hob with extractor fan above and a tiled splashback. The kitchen is well equipped with a range of integrated appliances including an oven, fridge freezer, washing machine and dishwasher. Under counter lighting creates a lovely ambience and there is ample space for a table and chairs.

Lounge

13' 5" Max x 10' 6" Max (4.09m Max x 3.20m Max)

A bright and airy room with neutral decor and fully glazed patio doors give access to the garden.

Guest Wc

Always useful to have in a busy family home with a wc and wash hand basin.

First Floor

Landing

The stairs rise from the hallway onto the landing with

doors to two bedrooms, bathroom and stairs leading to the second floor. also benefiting from a storage cupboard.

Bedroom Two

13' 6" Max x 10' 1" Max (4.11m Max x 3.07m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom One

10' 10" Max x 6' 8" Max (3.30m Max x 2.03m Max)

Positioned to the front elevation with space for free standing furniture.

Bathroom

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

Second Floor

Master Suite

15' 4" Max x 13' 7" Max (4.67m Max x 4.14m Max)

A double bedroom with fitted wardrobes, desk and access to the loft. The bedoom also has access to fabulous en suite facilities.

En Suite

A most impressive and larger than average en suite, with tilng to the floor and splash areas, fitted with a four piece suite comprising of a large walk in rainfall shower, sunken bath, wash hand basin with vanity storage, wc and a two chrome heated towel rails.

Outside

At the front of the property, you'll find a small lawn and a driveway offering off-street parking. At the rear, there's a paved seating area accessible from the lounge, with a lawn extending beyond it.

Garage

A single garage, perfect for storage or secure parking. Also benefiting from an EV charger.

Agents Note

There is an existing Right of Way at the property,

please enquire with the branch for further details



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Navigation Drive, Apperley Bridge Bradford

- SPACIOUS LIVING ACCOMMODATION
- MODERN KITCHEN/DINER
- IMPRESSIVE EN SUITE FACILITIES
- OFF STREET PARKING
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106675 - 0003

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