



Apperley Road, Bradford BD10 0PX

welcome to

Apperley Road, Bradford

This property has been lovingly maintained and early viewing is a must, A CHARACTERFUL three bedroom semi detached house, beautifully presented throughout with SPACIOUS living accommodation. Boasting three reception rooms, two bathrooms, front and rear gardens and off street parking.



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.

Rear Entrance Hall

Enter from the rear into the welcoming hallway, a real useable space with an understairs cupboard, wood flooring and stairs leading to the first floor.

Lounge

12' 4" Max x 11' 11" Max (3.76m Max x 3.63m Max)
A bright and airy room with a feature fireplace, wood flooring and fully glazed patio doors leading to the conservatory.

Living Room

21' 7" Max x 8' 11" Max (6.58m Max x 2.72m Max)
A fabulous room packed with character features including an exposed stone wall, fireplace with wood mantel, exposed wood beams and wood flooring. A bay window to the front, two windows to the side and two skylights allow a good amount of natural light to flow through keeping the room bright and airy.

Kitchen/Diner

18' 10" Max x 12' 4" Max (5.74m Max x 3.76m Max)
A spacious kitchen/diner and the real heart of this family home, offering a good range of wall and base units with work surfaces incorporating a Belfast sink. A large range oven sits in the exposed stone fireplace recess, the real focal point of the kitchen and there is ample space for further appliances, table

and chairs. Additionally there is a door to the front and access to the cellar.

Conservatory

12' 8" Max x 9' 10" Max (3.86m Max x 3.00m Max)
A fabulous addition to this home creating extra living accommodation, with a tiled floor, glazing to two sides and a side access door leading to the garden.

Cellar

Accessed off the kitchen, a great storage space.

Shower Room

Fully tiled and comprising of a wc, wall mounted wash hand basin and shower cubicle.

Bedroom One

12' Max x 11' 3" Max (3.66m Max x 3.43m Max)
A double bedroom positioned to the rear elevation with fitted wardrobes and a window overlooking the garden.

Bedroom Two

12' 7" Max x 12' 5" Max (3.84m Max x 3.78m Max)
A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Three

8' 10" Max x 8' 6" Max (2.69m Max x 2.59m Max)
A single bedroom positioned to the front elevation with space for free standing furniture. There is access to the part boarded loft from this room via a loft ladder, a great storage space.

Bathroom

A well presented bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, wc, wash hand basin with storage below, storage cupboard and a chrome heated towel rail.

Outside

To the front of the property there is a low maintenance garden with hedge borders and a pebbled driveway providing off street parking. To the rear there is a pretty garden with decked and

pebbled seating areas. A path between the lawns leads to a rear access gate. Well established trees provide a good deal of privacy.



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welcome to

Apperley Road, Bradford

- FABULOUS CHARACTERFUL FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- CONSERVATORY
- TWO BATHROOMS
- BEAUTIFUL REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106855 - 0009

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