



Church Close, Apperley Bridge Bradford BD10 0FG

welcome to

Church Close, Apperley Bridge Bradford

A four double bedroom detached house, beautifully presented throughout with spacious living accommodation. The house benefits from a fabulous modern kitchen/dining/lounge room and en suite facilities. This is a lovely home and early viewing is advised so as not to miss out.



Entrance Hall

Enter from the front into the welcoming hallway with a radiator, alarm panel and stairs leading to the first floor.

Living Room

15' 6" x 9' 9" (4.72m x 2.97m)

A bright and airy room with carpet flooring, radiator and a uPVC double glazed bay window to the front.

Kitchen/Diner

16' 11" x 11' 7" (5.16m x 3.53m)

A fabulous room which really is the hub of this family home and a great entertaining space, The modern and stylish kitchen offers a range of wall and base units with complimenting worktops incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. There are a range of integrated appliances including an electric oven, steam oven, dishwasher and fridge freezer. An island in the middle offers further storage space and work surface. There is ample space for a table and chairs and uPVC double glazed patio doors lead out to the garden.

Lounge

13' 7" x 11' 5" (4.14m x 3.48m)

A fabulous addition to this family home creating extra living space, open to the kitchen and having bi-fold doors to the rear opening up to the garden, really bringing the outside in and allowing lots of natural light to flow through.

Utility Room

The utility room has a base unit with worktop incorporating a sink and drainer, plumbing and space for a washing machine, extractor fan, door to the integral garage and a door to the guest wc,

Guest W C

Always useful to have in a busy family home, part tiled with a wc, wall mounted wash hand basin, extractor fan, radiator, laminate flooring and a uPVC double glazed window to the side.

Landing

The stairs rise from the hallway onto the carpeted landing with a built in storage cupboard which houses the combi boiler, doors to four double bedrooms, bathroom and access to the loft.

Bedroom One

13' x 11' 11" (3.96m x 3.63m)

The master double bedroom is positioned to the front elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window. There is access to en suite facilities.

En Suite

A modern and stylish en suite, part tiled and fitted with a three piece suite comprising of a large walk in shower with rainfall showerhead, wc, wall mounted wash hand basin and a uPVC double glazed window to the side.

Bedroom Two

14' 6" x 9' (4.42m x 2.74m)

A spacious double bedroom positioned to the rear elevation with carpet flooring, room for a built in wardrobe, radiator and a uPVC double glazed window overlooking the garden.

Bedroom Three

11' 3" x 10' 3" (3.43m x 3.12m)

A double bedroom positioned to the front elevation with carpet flooring, room for a built in wardrobe, radiator and a uPVC double glazed window.

Bedroom Four

11' 5" x 9' (3.48m x 2.74m)

A double bedroom positioned to the rear elevation with a fitted double desk, carpet flooring, radiator and a uPVC double glazed window overlooking the garden.

Bathroom

A modern and stylish bathroom with part tiled walls, fitted with a three piece suite comprising of a panel bath with shower over, wc, wall mounted wash hand basin, chrome heated towel rail, extractor fan and a

uPVC double glazed window to the side.

Outside

To the front of the property there is a lawned area and a large driveway providing off street parking for two cars. To the rear there is a very private garden with a good size lawn and paved seating areas leading off the bi-fold doors, perfect for entertaining and Alfresco dining in the warmer months. The paving wraps round the side to a covered seating area and outside shed. The garden also benefits from having an outside tap, plug sockets and there is access to the front through a side gate.

Garage

A single integral garage, perfect for storage or secure parking and EV charging point.

House Size

The house is approx 1420 Sq Ft (Measurement taken from the EPC register)



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Church Close, Apperley Bridge Bradford

- Four Double Bedroom Detached House
- En Suite Facilities
- Beautifully Presented Throughout
- Spacious Living Accommodation
- Front & Rear Gardens

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£499,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106421 - 0005

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk