

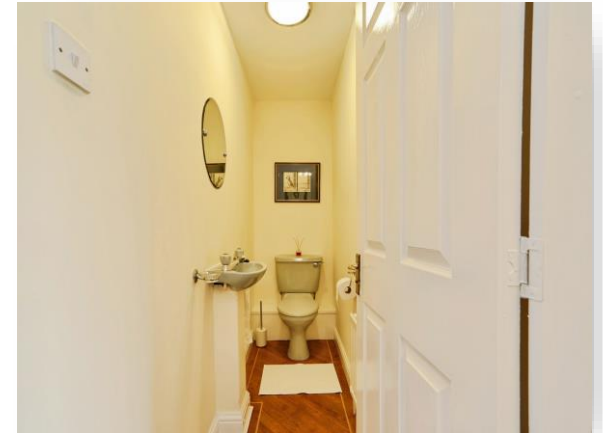


Little Park, Apperley Bridge Bradford BD10 0NT

welcome to

Little Park, Apperley Bridge Bradford

An exceptional detached property situated in a highly sought-after location, beautifully presented throughout and perfectly positioned near scenic river and canal walks. This impressive home boasts multiple reception rooms, five spacious double bedrooms, a luxurious master suite and much, much more!



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.

Entrance Hall

Enter from the front into the welcoming and spacious hallway with Karndean wood effect flooring, access to the downstairs wc and stairs leading to the first floor.

Downstairs Wc

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

Lounge

20' 10" Max x 12' 3" Max (6.35m Max x 3.73m Max)
A bright and spacious room featuring a fireplace with a marble-effect hearth. Fully glazed sliding doors open to the garden, flooding the space with natural light, while elegant double doors provide seamless access to the dining room.

Dining Room

12' Max x 11' 6" Max (3.66m Max x 3.51m Max)
A superb space, ideal for formal dining and entertaining, featuring a large window with garden views and elegant double doors that open into the lounge for a seamless flow.

Office

12' 1" Max x 9' 6" Max (3.68m Max x 2.90m Max)
A home office, perfect for someone working from

home in these modern times.

Kitchen

11' 11" Max x 10' 11" Max (3.63m Max x 3.33m Max)
The kitchen is beautifully presented, offering an excellent range of wall and base units complemented by stylish work surfaces incorporating a sink, drainer, and hob with an extractor above. Integrated appliances include a double oven, microwave, fridge freezer, and washing machine. The worktop extends to form a convenient breakfast bar—perfect for casual dining or a quick snack.

Utility Room

9' 5" Max x 6' 4" Max (2.87m Max x 1.93m Max)
Having wall and base units with work surfaces incorporating a sink, drainer and there is space for a washing machine. Additionally there is access to the garage.

Master Suite

36' 7" Into recess x 17' 11" Into recess (11.15m Into recess x 5.46m Into recess)
An exceptional master suite designed for comfort and elegance, offering generous space, bespoke built-in storage, and private en-suite facilities. A serene retreat where you can unwind in style after a long day.

En Suite

Fitted with a three piece suite comprising a shower cubicle, wc and wash hand basin.

Bedroom Two

12' 8" Into recess x 11' 3" Max (3.86m Into recess x 3.43m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

12' 8" Max x 12' 3" Max (3.86m Max x 3.73m Max)
A double bedroom positioned to the rear elevation with built in wardrobes.

Bedroom Four

12' 8" Max x 11' 3" Max (3.86m Max x 3.43m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Five

9' 6" Max x 8' 7" Max (2.90m Max x 2.62m Max)
A double bedroom positioned to the front elevation with access to en suite facilities.

En Suite

Fitted with a three piece suite comprising of a shower, wash hand basin and wc.

Bathroom

A nicely presented bathroom, fully tiled and fitted with a three piece suite comprising a bath with central tap, wash hand basin, wc and a chrome heated towel rail.

Outside

To the front, a block-paved driveway offers convenient off-street parking alongside a neat lawn. At the rear, a paved seating area flows directly from the lounge—perfect for summer barbecues or evening drinks—leading up via steps to a beautifully manicured lawn framed by vibrant, well-stocked borders. An ideal space for relaxing or hosting family and friends.

Garage

A double garage, perfect for storage and secure parking.



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welcome to

Little Park, Apperley Bridge Bradford

- EXCEPTIONAL DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FIVE DOUBLE BEDROOMS
- TWO EN SUITE SHOWER ROOMS & HOUSE BATHROOM
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107206 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk