



Valley View Drive, Apperley Bridge Bradford BD10 0FF

welcome to

Valley View Drive, Apperley Bridge Bradford

A beautifully presented detached family home in sought-after Apperley Bridge, offering three generous bedrooms, a modern bathroom and en suite, a stylish kitchen/diner, tasteful décor throughout, a private rear garden, and two convenient parking spaces—ideal for modern family living.



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 hallway with a storage cupboard and stairs leading to the first floor.

Lounge

16' 5" Max x 10' 7" Max (5.00m Max x 3.23m Max)

A spacious bright and airy room with floor to ceiling fully glazed sliding doors opening to the garden and allowing a good amount of natural light to fill the room.

Kitchen

13' 7" Max x 12' 7" Max (4.14m Max x 3.84m Max)

A modern and stylish kitchen offering a range of wall and base units with work surfaces incorporating a sink and drainer. Integrated appliances are hidden discreetly behind the doors giving a lovely sleek finish and there is space for a table and chairs.

Utility Room

With plumbing for a washing machine.

Wc

With a wc and hand basin.

Bedroom One

12' Max x 9' Max (3.66m Max x 2.74m Max)

A double bedroom with access to en suite facilities.

En Suite

A contemporary en suite, fitted with a three piece suite comprising a shower cubicle with rainfall shower, wc and hand basin.

Bedroom Two

10' 3" Max x 9' Max (3.12m Max x 2.74m Max)

A double bedroom with space for free standing furniture.

Bedroom Three

8' 11" Max x 7' 1" Max (2.72m Max x 2.16m Max)

A single bedroom with space for free standing furniture. This would be perfect as an office for someone working from home.

Bathroom

A modern bathroom fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

To the front of the property there are two allocated parking spaces. The rear garden has a paved seating area leading off the lounge with a lawn beyond and well established shrub borders.

Agents Note

We have limited knowledge about the property, please speak to the branch and we will endeavor to answer any questions if possible.



view this property online williamhbrown.co.uk/Property/YEA107379



welcome to

Valley View Drive, Apperley Bridge Bradford

- DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- MODERN BATHROOM & EN SUITE
- TASTEFULLY DECORATED THROUGHOUT
- STYLISH KITCHEN/DINER

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA107379](https://www.williamhbrown.co.uk/Property/YEA107379)



Property Ref:
YEA107379 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](https://www.williamhbrown.co.uk)