



**Priestley Crescent, Bradford BD10 0EL**

**welcome to**

**Priestley Crescent, Bradford**

A well presented detached family home in a desirable location. The house features four double bedrooms, spacious kitchen/diner, utility room, downstairs WC, home office, two bathrooms, rear garden, plus driveway and garage featuring an EV charger. Ideal for contemporary 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 hallway with an understairs storage cupboard, 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 basin.

### Lounge

A spacious, bright and airy room with herringbone flooring and a bay window allowing a good amount of natural light to flow through.

### Kitchen/Diner

A spacious room and the real hub of this family home. The kitchen offers a good range of wall and base units with work surfaces incorporating a sink, drainer and hob. Integrated appliances include a dishwasher, double oven, microwave and fridge freezer. The dining area has ample room for a table and chairs and fully glazed patio doors lead out to the garden.

### Utility Room

Conveniently located off the kitchen with storage cupboards, sink, drainer and spaces for a washing machine and dryer.

### Office

Perfect for someone working from home in these modern times.

### Bedroom One

A spacious double bedroom with access to en suite facilities.

### En Suite

Part tiled and fitted with a three piece suite comprising a shower cubicle, wc and basin.

### Bedroom Two

A spacious double bedroom with space for free standing furniture.

### Bedroom Three

A double bedroom with space for free standing furniture.

### Bedroom Four

A double bedroom with space for free standing furniture.

### Bathroom

Part tiled and fitted with a three piece suite comprising a bath with shower over, wc and basin.

### Outside

To the rear there is a private garden mostly laid to lawn with a fenced border and rear access gate.

### Parking

A driveway provides off street parking with an EV charging point.

### Garage

A single garage with an up and over door.

### Management Charges

Approx £200 pa



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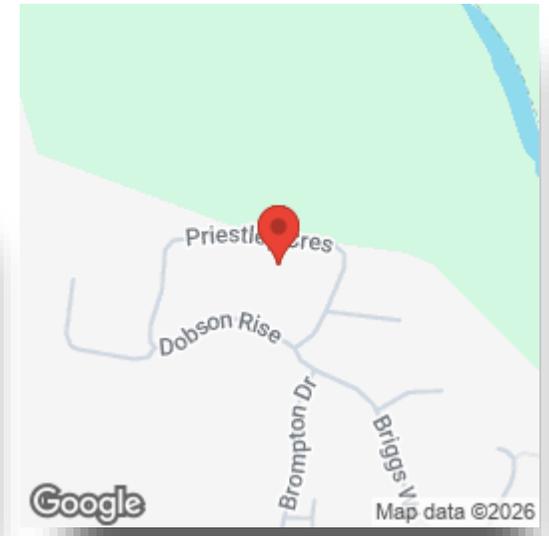
## Priestley Crescent, Bradford

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER
- UTILITY ROOM & DOWNSTAIRS WC
- HOME OFFICE

Tenure: Freehold EPC Rating: B

Council Tax Band: E

# £425,000



Please note the marker reflects the postcode not the actual property

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