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West Wood Close, Bradford, BD10 0FL

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Bradford,
BD10 0FL

£375,000

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LARGER STYLE

Nestled in the desirable area of Apperley Bridge, this beautifully presented four-bedroom semi-detached house is a splendid opportunity for families and professionals alike. Arranged over three floors, the property boasts spacious living accommodation, making it ideal for modern living.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge/diner, where bi-fold doors allow natural light to flood the space, creating a warm and inviting atmosphere. The modern kitchen, seamlessly connected to the dining area, is equipped with stylish wall and base units, integrated appliances, and ample work surfaces, perfect for culinary enthusiasts. A convenient utility area adds to the practicality of the ground floor, alongside a larger-than-average guest WC.

The first floor features two well-proportioned double bedrooms, including a master suite with en suite facilities, ensuring comfort and privacy. Ascending to the second floor, you will find two additional double bedrooms and a contemporary bathroom, all designed with modern living in mind.

Outside, the property offers off-street parking and a private rear garden, complete with a paved patio area and lawn, ideal for outdoor entertaining or relaxation. The garden is enclosed by fencing, providing a sense of seclusion.

With approximately five years remaining on the NHBC warranty, this home is not only well-maintained but also conveniently located. Just a short drive away, you will find shops, supermarkets, and cafes in Greengates, along with excellent transport links to Leeds, Bradford, and beyond. The nearby Apperley Bridge train station and picturesque canal walks further enhance the appeal of this location.

Offered with no onward chain, this property is a must-see for those seeking a spacious and modern family home in a vibrant community. Viewing is highly recommended to fully appreciate all that this delightful residence has to offer.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

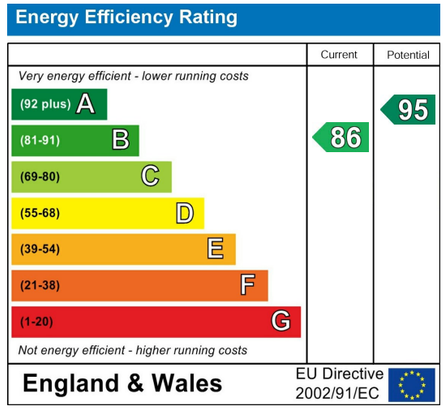
Approximate Floor Area = 118.6 sq m / 1276 sq ft

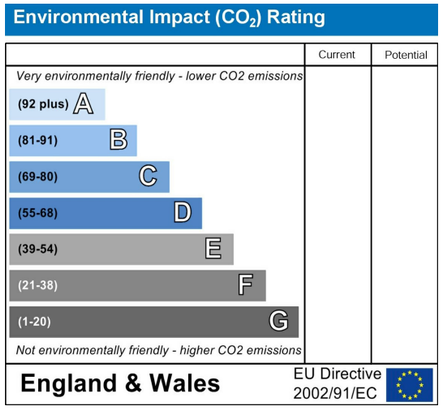
Tenure: Freehold
Council Tax Band: D



Ground Floor | First Floor | Second Floor

- Four spacious double bedrooms
- Modern kitchen with appliances
- En suite in master bedroom
- Private rear garden with patio
- Off-street parking available
- Arranged over three floors
- Close to Apperley Bridge station
- Short drive to local shops
- No onward chain
- Viewing highly recommended





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112743

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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