



Valley View Drive, Apperley Bridge Bradford BD10 0FF

welcome to

Valley View Drive, Apperley Bridge Bradford

A well-presented semi-detached family home featuring three generous bedrooms, modern kitchen and bathrooms, en-suite to main bedroom, downstairs WC, off-street parking and a private rear garden. Situated in a highly desirable and convenient location, viewing is highly recommended.



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 Porch

Enter from the front into the porch with a useful storage cupboard.

Kitchen/Diner

A modern and stylish kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer, gas hob and there are integrated appliances discreetly hidden behind the doors giving a lovely sleek finish. Additionally there is ample room for a table and chairs.

Wc

A downstairs wc with a hand basin.

Bedroom One

A double bedroom with a fitted wardrobe and access to en suite facilities.

En Suite

A modern en suite, fitted with a three piece suite comprising a walk in shower, hand basin and wc.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A spacious single bedroom with space for free standing furniture. This room would be perfect as a home office.

Bathroom

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

Outside

To the front of the property there are two parking spaces with an EV charging point. The private rear garden is mostly laid to lawn with a paved seating area leading off the lounge.

Agents Note

- 1, There is a private right of way for the management company at the right hand side of the garden.
- 2, The management fees are approx £10pm however this has never been charged to date.



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Valley View Drive, Apperley Bridge Bradford

- SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- MODERN KITCHEN & BATHROOMS
- EN-SUITE FACILITIES
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107435 - 0004

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