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6 The Leavens, Apperley Bridge, Bradford, BD10 0UW

Offers In Excess Of £400,000



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Property Images



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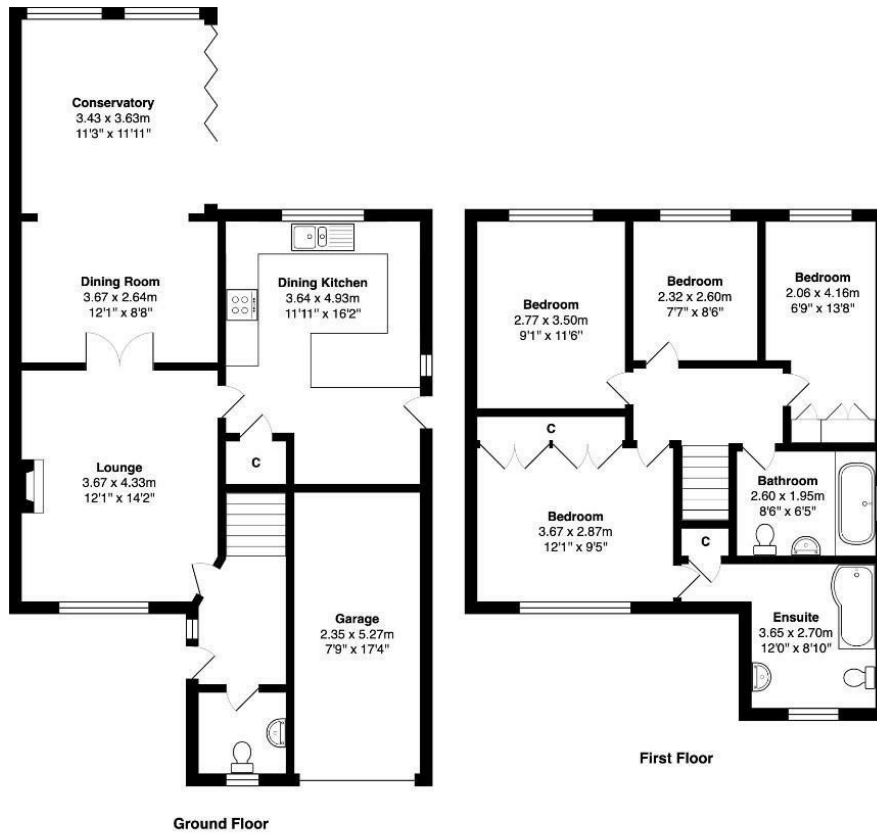
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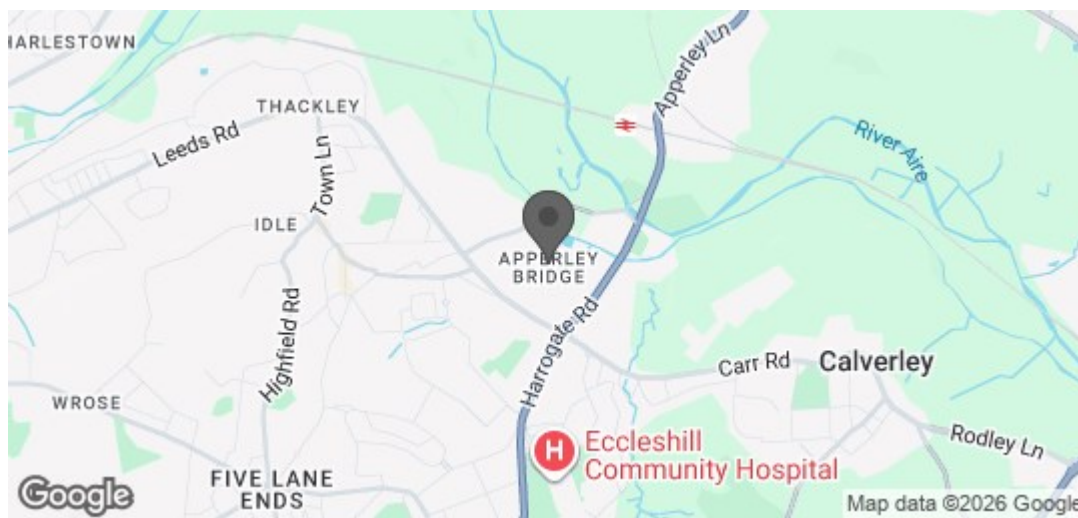
Total Area: 137.6 m² ... 1481 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This attractive and well-maintained four-bedroom detached family home is located in the highly sought-after area of Apperley Bridge, ideally positioned for commuting to Leeds, Harrogate and Bradford. The property offers a generous and versatile layout, with a welcoming entrance hall leading to a downstairs cloakroom and a bright lounge. French doors connect the lounge to the dining room, which in turn opens onto the rear garden, creating an excellent space for entertaining. An orangery extension provides an additional light-filled reception area, while the spacious breakfast kitchen is fitted with a range of modern units and integrated appliances, offering both style and practicality.

Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room. There are three further well-proportioned bedrooms, along with a family bathroom fitted with a three-piece suite. The home is presented to a high standard throughout, with thoughtful touches such as coving, quality flooring and tasteful décor.

Outside, the property enjoys a double-width driveway leading to a single integral garage, providing ample off-road parking. The front garden is neatly laid to lawn, while the rear garden offers a private and enclosed outdoor space, with a lawn, well-stocked borders, a corner patio with stone wood burning pizza oven and a garden shed, perfect for family use and summer gatherings.

Apperley Bridge is a charming location within the Aire Valley, surrounded by beautiful countryside and with the River Aire and Leeds–Liverpool Canal just a short stroll away. Local amenities, including Sainsbury's at Greengates, are close by, along with highly regarded schools such as Benton Park. With its combination of generous living space, attractive gardens, and an enviable location, this property offers an excellent opportunity for families seeking a quality home in a desirable area.