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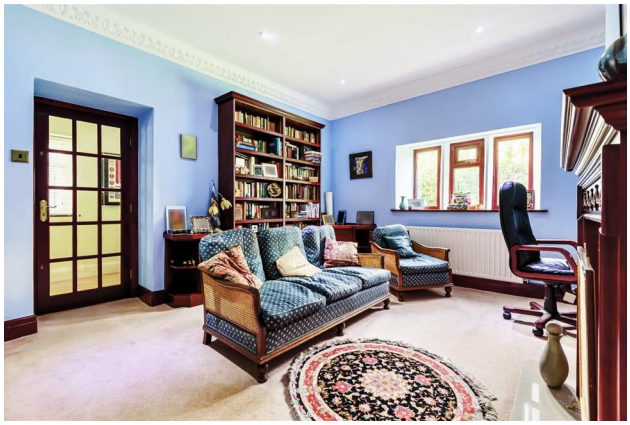
2 Brookhouse Gardens, Bradford, West Yorkshire, BD10 0NH

Offers In Excess Of £700,000



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Property Images

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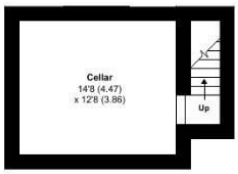
Parkin Lane, Bradford, BD10

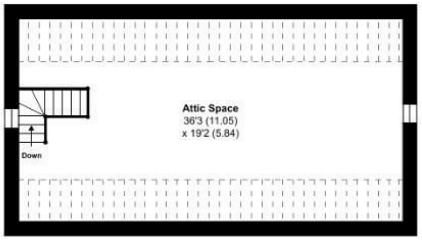
Approximate Area = 3811 sq ft / 354 sq m (includes garage)
Limited Use Area(s) = 291 sq ft / 27 sq m
Total = 4102 sq ft / 381 sq m

For identification only - Not to scale

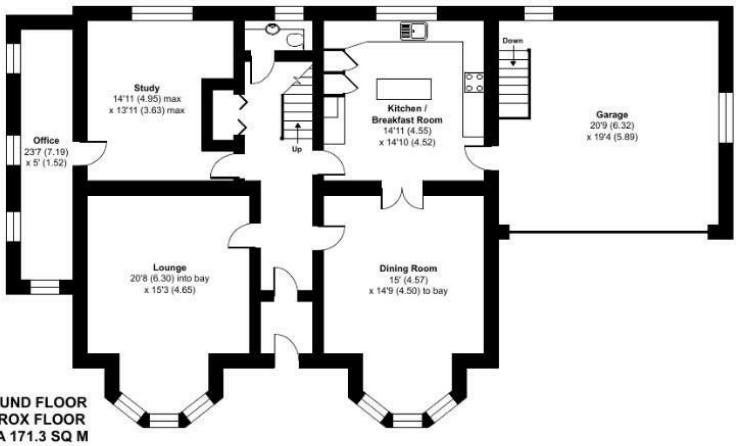


LOWER GROUND FLOOR
APPROX FLOOR
AREA 21.1 SQ M
(228 SQ FT)

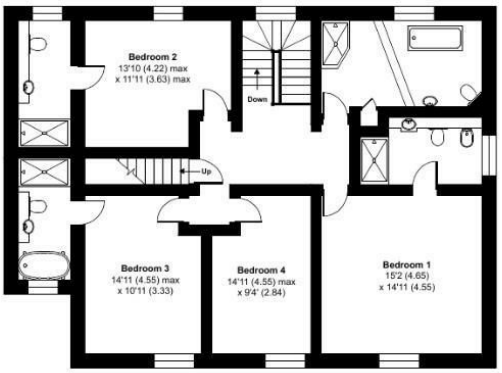
Denotes restricted head height



SECOND FLOOR
APPROX FLOOR
AREA 64.6 SQ M
(696 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 171.3 SQ M
(1844 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 123.9 SQ M
(1334 SQ FT)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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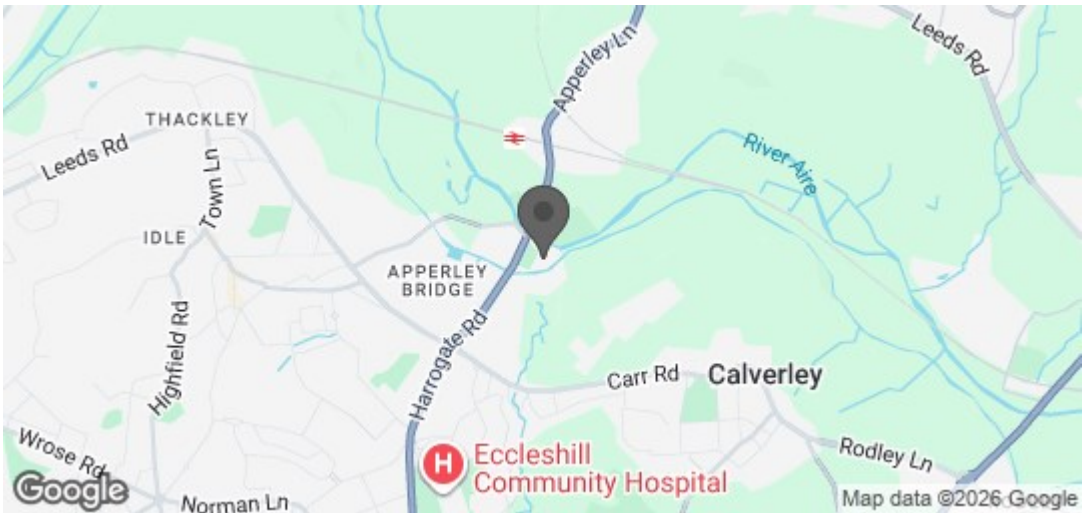
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	



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Nestled in the tranquil setting of Brookhouse Gardens, Apperley Bridge, this splendid Georgian detached house, built in 1800, offers a unique blend of historical charm and modern convenience. With its rich heritage dating back to the late 19th century, the property has been thoughtfully extended to provide spacious and well-proportioned accommodation, making it an ideal family home.

Upon entering, you are greeted by a welcoming hallway that leads to three elegant reception rooms, including a lounge and a formal dining room, both featuring impressive floor-to-ceiling bay windows that flood the spaces with natural light. The breakfast kitchen is perfect for casual dining, while the snug/morning room offers a cosy retreat. A study and a guest WC add to the practicality of the ground floor, complemented by an integral double garage with concealed cellar access.

The first floor boasts four generously sized bedrooms, each with its own unique features. The master bedroom includes an ensuite shower room, while bedrooms two and three also benefit from ensuites, ensuring comfort and privacy for all. The main house bathroom, complete with a luxurious jacuzzi-style bath, adds a touch of indulgence. An expansive attic space, accessible via a fixed staircase, presents an exciting opportunity for conversion into additional living or bedroom space.

Set within mature and established grounds, the property is surrounded by private gardens that offer a peaceful outdoor sanctuary. The exterior features double remote-controlled gates leading to a large parking area, accommodating up to six vehicles. The gardens are predominantly laid to lawn, with various paved areas, planted borders, and even an allotment area with raised plant beds for the gardening enthusiast.

Conveniently located, this home is within easy reach of local amenities, highly regarded schools, and a train station.

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The Property Ombudsman