

Ornella's Estates

PROUDLY INDEPENDENT



7 Slingsby Close

Apperley Bridge, BD10 0UJ

Offers over £260,000



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INTRODUCTION

Welcome to a truly lovely semi-detached home, perfectly positioned in a sought-after, chain-free setting just a short stroll from the picturesque Apperley Bridge Marina and the tranquil Leeds Liverpool Canal. This beautifully presented property offers a rare opportunity to step straight into and simply unpack and start living.

Bathed in natural light and brimming with warmth, the home exudes an inviting, uplifting atmosphere throughout. The ground floor flows effortlessly, beginning with a welcoming entrance vestibule that opens into a stunning open-plan family lounge. From here, the space transitions seamlessly into a stylish dining area with direct access to the rear garden, creating the perfect environment for both relaxed family living and sophisticated entertaining. The modern fitted kitchen complements the layout perfectly, combining practicality with contemporary design.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfort and versatility, alongside a beautifully appointed house bathroom.

Externally, the property continues to impress. A private driveway to the front leads to a detached garage, while the well-maintained front garden provides an attractive first impression with its neat lawn and established shrubbery. To the rear, a sun-drenched south-facing garden offers a true sanctuary, complete with a patio seating area ideal for alfresco dining, leading onto a lush lawn framed by greenery. It's a space made for long summer evenings, entertaining guests, or simply unwinding in peace.

Surrounded by stunning countryside walks and set within a vibrant yet tranquil community, this home is perfectly suited to first-time buyers, downsizers, or anyone seeking a lifestyle upgrade.

A truly special property with nothing left to do but enjoy—this is one you won't want to miss. Arrange your viewing today.

WHAT OUR VENDORS SAY

This has been a wonderful home, offering a perfect balance of nature, comfort and convenience.

Located in a quiet cul-de-sac, Slingsby Close is a safe, friendly neighbourhood with great neighbours. The house enjoys excellent privacy, set above road level and not overlooked, with a south-facing garden that's ideal for relaxing and entertaining.

For us, having access to nature right from the doorstep has been incredibly special. We've enjoyed countless walks along the canal and through the many nearby woodlands. The area is peaceful and green, with a picturesque marina, and even local parakeets adding to its charm.

Inside the house, the bay window in the lounge fills the space with natural light, and there are long distance views from the main bedroom window.

Despite its tranquil setting, the location is highly convenient. Apperley Bridge station provides quick links to Leeds and Bradford in around 10 minutes, and the

airport is nearby with a direct bus route. Good shops, restaurants and pubs are all within easy walking distance.

Overall, this has been a home where we've been able to enjoy the best of both worlds—feeling surrounded by nature, whilst having great transport links and being close to everyday amenities.

LOCATION

Apperley Bridge is a highly sought-after and picturesque location, perfectly balancing peaceful countryside living with excellent connectivity. At its heart lies the charming Apperley Bridge Marina and the scenic Leeds and Liverpool Canal, offering beautiful waterside walks and a relaxed lifestyle surrounded by nature. The area is ideal for families, with a range of well-regarded schools nearby including Woodhouse Grove School, Brontë House School, Greengates Primary School and Benton Park School, as well as a selection of local nurseries. Everyday amenities are easily accessible, with popular shopping options such as Sainsbury's and Morrisons close by, along with a variety of independent shops, cafés and restaurants including The Stansfield Arms. Commuters are well served by Apperley Bridge railway station, providing direct links to Leeds and Bradford, while Leeds Bradford Airport is just a short drive away, making this an exceptionally convenient yet tranquil place to call home.

HOW TO FIND THE PROPERTY

SAT NAV BD10 0UJ

APPROACH

What a lovely family area. As you drive past the lovely houses and on approach you see what a stunning spot this house is in. Comprising:

ENTRANCE VESTIBULE

Composite entrance door to the side elevation. Door to:

SPACIOUS OPEN PLAN LOUNGE

17'8" bay x 13'5" (5.391 bay x 4.108)

Offering an abundance of natural light, this lovely spacious family lounge comprises Upvc double glazed window to the front bay elevation. Double radiator. TV point. Gas fire (this has been capped off) with solid wood surround and mantelpiece. Stairs to first floor. Door leading to:

DINING ROOM

9'5" x 7'3" (2.889 x 2.227)

Great for entertaining family and friends whilst cooking in the kitchen. Comprising Upvc double glazed French doors leading into the rear garden. Double radiator. Shelving.

MODERN FITTED KITCHEN

9'4" x 5'2" (2.864 x 1.575)

A lovely fitted modern kitchen comprising a wide range of wall and base units with contemporary worksurfaces over. Integral fridge, integral freezer and washing machine. Upvc double glazed window to the rear elevation overlooking the garden. Integral electric cooker with electric hob and Zanussi extractor fan. Part tiled walls. One and a half bowl sink.

FIRST FLOOR

LANDING AREA

Access to loft. Doors leading to:

Tel: 01943 661506

BEDROOM.1.

13'5" x 8'8" (4.109 x 2.648)

A lovely double bedroom comprising Upvc double glazed window to the front elevation boasting long distant views. Single radiator. Fitted cupboard.

BEDROOM.2.

10'11" x 6'11" (3.336 x 2.119)

Another good sized bedroom comprising Upvc double glazed window to the rear elevation. Single radiator.

BEDROOM.3.

8'3" x 6'1" (2.516 x 1.876)

Comprising Upvc double glazed window to the rear elevation. Single radiator.

HOUSE BATHROOM

6'10" x 5'9" (2.107 x 1.754)

Comprising Upvc double glazed window to the side elevation. Panelled bath with electric shower over. Low level w.c. Wash hand basin. Part tiled walls.

OUTSIDE

DRIVEWAY AND GARAGE

There is a long driveway leading to a detached garage.

FRONT GARDEN

To the front of the property there is a well maintained lawned garden with shrubbery.

SOUTH FACING REAR GARDEN

To the rear the garden is South Facing and enjoys the summer sun, great for sitting out with family and friends, having the odd glass or two and enjoying the barbecue. Comprising patio seating area, leading to a mainly laid to lawn area with shrubbery. Perfect for relaxing.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



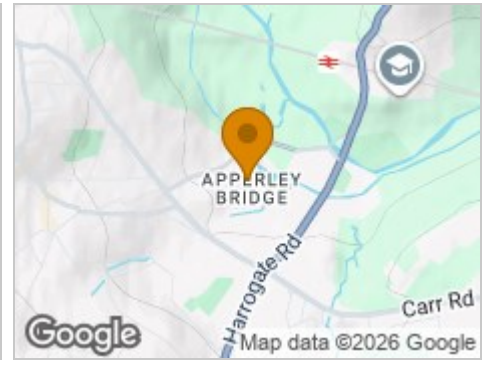
Road Map



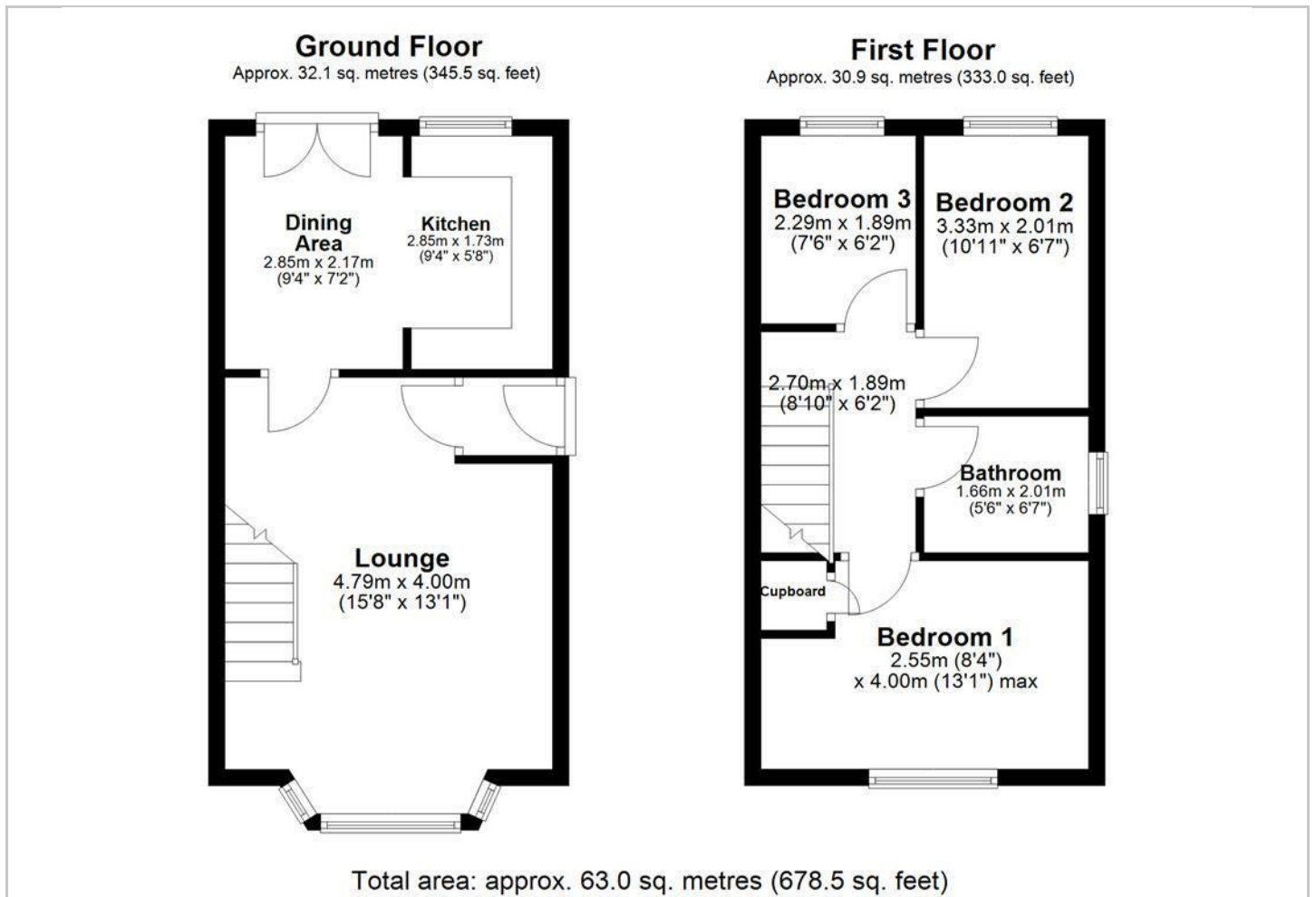
Hybrid Map



Terrain Map



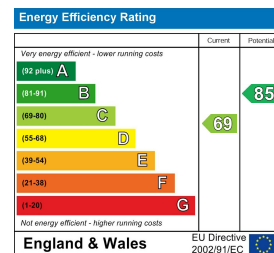
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.