

FOR SALE

£399,950 Freehold



168 Apperley Road, Bradford, West Yorkshire. BD10 9TP

- 4 Bedroom Detached - 2 Reception Rooms
- Modern Wren Kitchen & Utility Room
- Downstairs W.C - En-Suite Shower Room
- Family Bathroom - Integral Garage
- Driveway - Private Garden to the Rear



PROPERTY DESCRIPTION

Smartly presented 4 bedroom detached in the well regarded and sought after Apperley Bridge area of Bradford. Apperley Bridge has some fantastic walks close by, with the Leeds Liverpool canal and Marina on your doorstep. Great commuter location with the Apperley Bridge Train Station making access into Leeds less than a 15 minute journey away. There are good public and private schools nearby and is only 10 minutes by car from Leeds Bradford Airport.

Originally built as a 3 bedroom detached in 1997, the property has been extended to provide 4 bedroom flexible family accommodation. Benefiting from gas central heating, UPVC double glazing, modern fixtures and fittings and Solar Panels. Briefly comprises; entrance hall, downstairs w.c, lounge with bay window, dining room, modern Wren kitchen installed approx. 3 years ago and utility room to the ground floor. 4 bedrooms, en-suite shower room and family bathroom to the first floor. Outside, the property has a driveway and garden to the front leading to the single integral garage. Private mainly laid to lawn rear garden having a sunny aspect.

Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door to the front. Stairs to the first floor and under stairs cupboard.

Downstairs W.C

2 piece suite in white comprising of low level w.c and pedestal wash hand basin. Double glazed window to the front and radiator.

Lounge

Double glazed bay window to the front. Living flame gas fire set on a marble hearth and having a wooden surround. Radiator, coved ceiling and television point. Double doors leading into the dining room.

Dining Room

Double glazed windows and double doors out to the rear. Laminate floor and radiator.

Kitchen

Range of high gloss white base and wall units with complementary work surface over. Contrasting copper fixtures and fittings. Sink with Quooker tap. Vaillant gas boiler. Double glazed window to the rear and radiator. Integral dishwasher. Archway into utility room.

Utility Room

Range of high gloss white base units with complementary work surface over. Contrasting copper fixtures and fittings. Plumbing for washing machine and space for tumble dryer. Fitted shelves. Double glazed window and part glazed door to the rear. Radiator and door into garage.

First Floor

Landing

Access to loft space and cylinder cupboard.

Bedroom 1

Double glazed window to the front and radiator. Two built in double wardrobes.

En-Suite Shower

2 piece suite in white comprising of sink and low level w.c. Step in shower cubicle having a mains shower over. Double glazed window to the side. Chrome heated towel rail, down lighters, part tiled walls and tiled floor. Shaver point.

Bedroom 2/Sitting Room

Versatile room that could have a variety of purposes. Double glazed window to the front and double glazed patio door to the rear opening onto a Juliet balcony. Feature radiators and down lighters.

Bedroom 3

Double glazed window to the rear and radiator. Fitted mirrored wardrobe.

Bedroom 4

Double glazed window to the front and radiator. Fitted shelves.

Family Bathroom

3 piece suite in white comprising of panelled bath having a hand held shower attachment, pedestal wash hand basin and low level w.c. Chrome heated towel rail, shaver point and down lighters. Part tiled walls and tiled floor. Double glazed window to the rear.

Outside

Gardens

Lawned garden to the front and driveway.

To the rear, mainly laid to lawn garden offering a large degree of privacy. Mature planting of flowers, trees and shrubs. Patio areas.

Garage

Single garage having an up and over door. Power and light. Could be converted into further living space, subject to the necessary planning consents.

Solar Panel Information:

* There is free electricity during daylight hours, 365/365 excepting days with fog or snow. No kickback from Electricity Suppliers for excess electricity generated, but the property gets it first.

* Installed in May 2013 and serviced by A Shade Greener <https://www.ashadegreener.co.uk/>. The last service was 02/02/2023

* Installed in the loft, so access is needed for maintenance.

* The panels come with the house (Land Registry includes them), so can't be removed. Can get relevant paperwork from legal@ashadegreener.co.uk

* Remotely monitored by A Shade Greener, they'll contact you if there's an alert and come out to fix it.

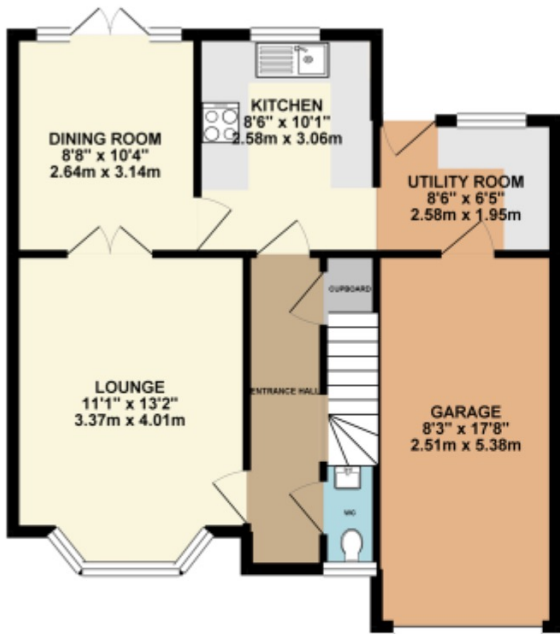
* Annual electricity cost February 2023 - January 2024 is £776 (Gas £1015)



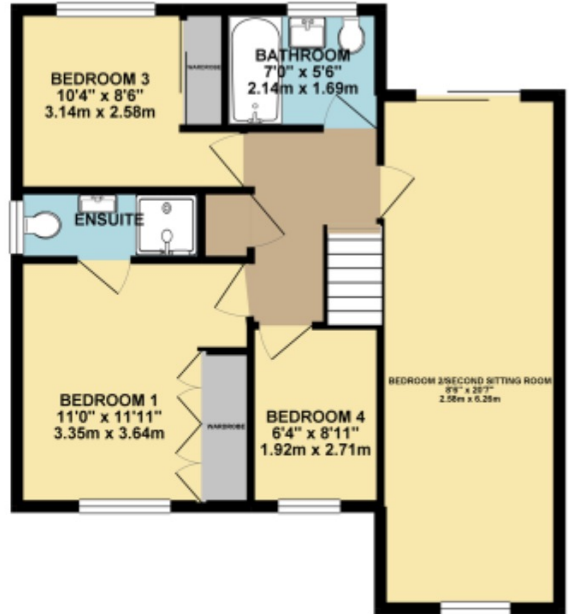
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sales Branch
55, Bingley Road, Shipley, BD18 4SB
01274 592280
saltaire@kmmaxfield.com