

FOR SALE

£345,000 Freehold



37 Brompton Drive, Apperley Bridge, Bradford, West Yorkshire. BD10 0DW

- Modern 3 Bedroom Detached Built by Linden Homes
- Modern Fixtures & Fittings Throughout
- Lounge - Dining Kitchen
- Downstairs W.C. - En-Suite Shower Room
- Driveway - Garage - Enclosed Rear Garden
- Corner Plot - Sought After Location



PROPERTY DESCRIPTION

Beautifully presented 3 bedroom detached in a sought after location off Apperley Road in Apperley Bridge. Close to Leeds Liverpool Canal and Apperley Bridge Marina which is located between Leeds and Shipley. Ideally placed for the road and rail network and Leeds Bradford airport is only approx 15 minutes away.

Built by Linden Homes and part of their Hemsley collection. The property benefits from all modern conveniences and has the remainder of a 10 year NHBC guarantee. Briefly comprises; entrance hall, downstairs w.c., lounge and dining kitchen to the ground floor. Three bedrooms, bathroom and en-suite shower room to the first floor. Outside, the property occupies an attractive corner plot with driveway for two vehicles, single garage and enclosed private rear garden.

Internal viewing is essential to appreciate the quality of the property on offer. Council tax band E.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 15 mbps & Superfast 1800 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door to the front, radiator and stairs to the first floor. Under stairs cupboard and walk in cupboard.

Downstairs W.C

Corner sink unit and low level w.c. Tiled floor and fully tiled walls. Radiator and double glazed window to the front.

Lounge

Double glazed windows to the front and side. Radiator and television point.

Dining Kitchen

Range of porcelain white base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine and built in dishwasher. Double electric oven, electric hob with extractor over. Double glazed window to the front and double doors out into the rear garden. Radiator, tiled floor and tiled splash back.

First Floor

Landing

Access to the loft space. Radiator and built in cupboard.

Bedroom 1

Double glazed window to the front and side with views across the valley. Radiator and television point. Built in wardrobes and drawers.

En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Large step in shower with mains shower over. Chrome heated towel rail, extractor fan, down lighters and shaver point. Tiled floor and part tiled walls.

Bedroom 2

Double glazed windows to the front and side. Radiator and fitted wardrobes.

Bedroom 3

Double glazed window to the front, radiator, built in shelves and computer desk.

Family Bathroom

3 piece suite in white comprising of paneled bath having a hand held mixer shower over, pedestal wash hand basin and low level w.c. Radiator, tiled floor and fully tiled walls. Down lighters, extractor fan and double glazed window to the side.

Outside

Gardens

Garden frontage to the front and side. Tarmac driveway for approx 2 vehicles leading to the single garage. Enclosed paved rear garden having raised bed and fence boundaries. Gated access and outside tap.

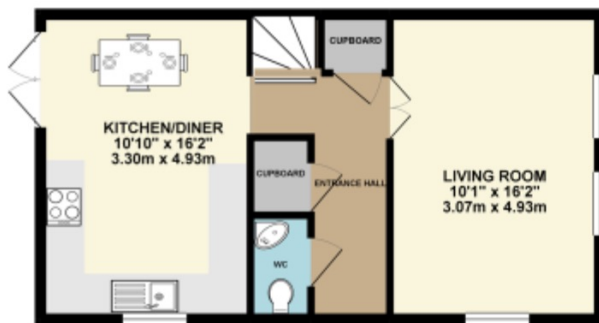
Garage

Single garage having an up and over door.

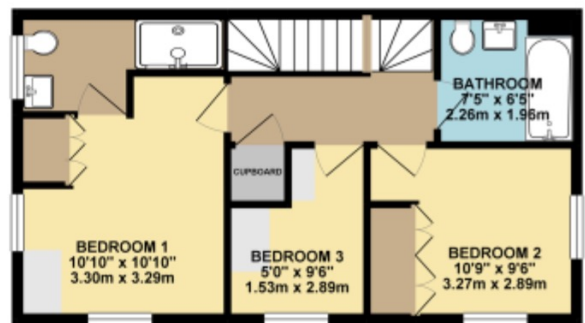


FLOORPLAN & EPC

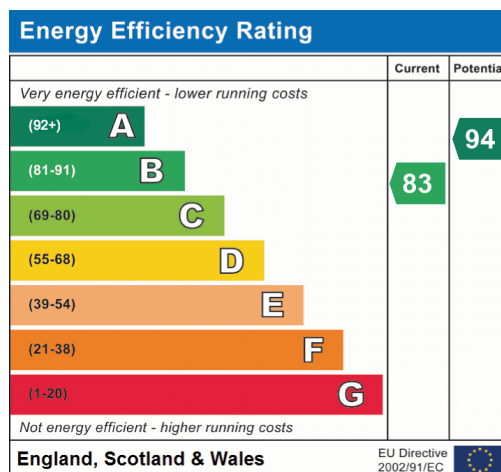
GROUND FLOOR



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.
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