



Roundhead Fold, Apperley Bridge Bradford BD10 0UG

welcome to

Roundhead Fold, Apperley Bridge Bradford

A beautifully presented detached family home with three bedrooms, modern shower room, spacious lounge/diner, downstairs WC and garage. Enjoying a fabulous rear garden with terrace, lawn and stunning far-reaching views, all within a highly desirable location.



Apperley Bridge

Apperley Bridge is a highly desirable area situated between Rawdon and Greengates, approximately 9 miles from Leeds City Centre and 5 miles from Bradford City Centre. The village offers local pubs, restaurants, and a friendly cafe on Apperley Bridge Marina only a short distance from the property, and there is a wider range of amenities available in nearby Greengates and Idle Village. Regular buses and Apperley Bridge Train Station provide convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The property is within the catchment area of several well-regarded schools, perfect for families with children, and the prestigious Woodhouse Grove is nearby. The River Aire and canal flow through Apperley Bridge, offering pleasant walks and plenty of green space.

Hallway

A welcoming hallway with access to the downstairs wc and stairs leading to the first floor. Additionally there is the thermostat controlling the HIVE heating.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Living Room

An inviting and well-proportioned room filled with natural light, complemented by an attractive gas fireplace, feature coving, and an elegant archway leading to the dining room.

Dining Room

A bright dining room, ideal for entertaining, with an open archway to the lounge and fully glazed French patio doors opening onto the terrace, seamlessly blending indoor and outdoor living.

Kitchen

This attractive kitchen is fitted with a range of white gloss units complemented by coordinating worktops and tiled splashbacks. Integrated appliances include a built-in oven, microwave, hob with extractor hood, fridge/freezer and dishwasher, creating a stylish and practical space for everyday living. There is a door to the understairs storage and a uPVC door giving access to the garden.

Downstairs Wc

Conveniently located on the ground floor, the cloakroom is fitted with a low-level WC and wash hand basin, providing added practicality for family living and guests.

Bedroom One

A bright double bedroom, complete with fitted wardrobes offering excellent storage solutions and plenty of space for additional bedroom furniture.

Bedroom Two

A well-proportioned double bedroom with two fitted double wardrobes and plenty of space for additional furniture, enjoying delightful open views from the window.

Bedroom Three

Thoughtfully fitted with office furniture, this adaptable single bedroom offers a stylish and productive workspace, whilst remaining suitable for a variety of uses including a guest room, nursery or study.

Shower Room

Elegantly designed, the shower room features contemporary wall tiling to splash areas, a generous walk-in shower, WC and a modern vanity unit incorporating a wash basin with useful deep storage drawers below, creating a stylish and functional space.

Externally

To the front of the property is a well-maintained lawn, with a driveway to the side providing off-road parking. The rear garden is a particular feature,

enjoying a paved and pebbled terrace accessed directly from the dining room, creating the perfect space for outdoor dining and entertaining while taking in the fabulous far-reaching views. Steps descend to a lawned garden, offering additional outdoor space for relaxation and family enjoyment.

Garage

A single garage with easy access through the electric roller door, perfect for storage or secure parking. The garage benefits from light, power and has a fitted work bench and shelving.

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Roundhead Fold, Apperley Bridge Bradford

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- MODERN SHOWER ROOM
- SPACIOUS LOUNGE/DINER
- FABULOUS REAR GARDEN BOASTING FAR REACHING VIEWS

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£295,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107612 - 0004

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