

# Ornella's Estates

PROUDLY INDEPENDENT



39 Apperley Road

, Bradford, BD10 9SH

Price £189,950



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## INTRODUCTION

We are delighted to bring to the market this charming end stone terrace on Apperley Road, a beautifully maintained home that will appeal perfectly to first-time buyers, investors, or those looking to downsize.

Occupying a fantastic chain-free position, this lovely property offers the rare advantage of a smooth and straightforward purchase. Set in a highly desirable location, it enjoys scenic country walks on the doorstep and is just a short stroll from the picturesque Leeds & Liverpool Canal — ideal for walkers, runners, and anyone who enjoys the outdoors.

Internally, the property offers surprisingly spacious accommodation. The ground floor comprises a welcoming entrance hall, a generous family lounge, and a modern dining kitchen, ideal for both everyday living and entertaining. From the kitchen, there is access to a useful cellar, providing excellent additional storage.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a stylish house bathroom.

Externally, the property boasts easy-to-maintain gardens to the front, side, and rear, creating lovely spaces to sit out and enjoy the warmer months.

With no onward chain, a desirable location, and well-presented accommodation throughout, this is a home that truly ticks all the boxes. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

## WHAT OUR VENDORS SAY

### LOCATION

Apperley Road is ideally situated in a highly sought-after location with a wealth of local amenities and excellent connections. Families will appreciate the fantastic choice of childcare and education nearby, including Little Wellies Day Nursery, Partou Woodlands Park Day Nursery & Forest School, Busy Bees in Guiseley, Guiseley Children's Day Nursery and Thorpe Primary School, Greengates Primary Academy, Thackley Primary School and Guiseley Primary School, with secondary options and independent education close by such as Immanuel College and Woodhouse Grove School just a short distance away.

Everyday shopping is well-catered for with Sainsbury's, Asda Greengates Supermarket, Morrisons, Farmfoods Ltd and ALDI all within easy reach. When it comes to cafes and casual dining, local favourites such as Bridge Café, Marina View Coffee Shop, Cafe Nonno and The Cabin offer relaxed spots to meet friends or enjoy a drink by the canal.

Outdoor enthusiasts will love being close to the Leeds & Liverpool Canal, with beautiful towpath walks and waterside scenery right on your doorstep. Excellent transport links include Apperley Bridge train station, providing regular services into Leeds and Bradford (approximately 10 minutes direct), plus easy access to the A65 and wider motorway network, making commuting and travel effortless.

## HOW TO FIND THE PROPERTY

SAT NAV BD10 9SH

### APPROACH

As you approach this lovely home, you can see what a lovely location this is. Comprising:

### ENTRANCE HALL

Step inside this lovely home and you immediately get the feeling of how light and airy it is. Comprising Upvc double glazed door to the front elevation. Radiator. Stairs to first floor. Alarm. Door to:

### FAMILY LOUNGE

13'10" x 11'2" to chimney breast (4.224 x 3.419 to chimney breast)

This lovely light and airy family Double radiator. TV point. Fitted cupboard. lounge comprises Upvc double glazed window to the front elevation. Door leading to:

### MODERN FITTED DINING KITCHEN

15'7" maximum x 8'7" (4.766 maximum x 2.631)

This lovely fitted modern dining kitchen comprises Upvc double glazed windows to the rear elevation overlooking the garden. Composite door to the rear elevation leading into the garden. A wide range of modern fitted wall and base units with contemporary worktops. Integral electric cooker with induction hob and extractor fan over. Integral dishwasher and washing machine. Upright modern radiator. Inset spotlights. Point for fridge freezer. Sink one and a half bowl single drainer. Door leading to:

### CELLAR

Useful storage room.

### FIRST FLOOR

Tel: 01943 661506

## LANDING AREA

Comprising access to storage cupboard. Doors leading to:

## BEDROOM.1.

10'11" into recess x 9'11" (3.333 into recess x 3.031)

This is a great double bedroom comprising Upvc double glazed window to the front elevation. Radiator. Fitted wardrobe. Door to:

## ENSUITE SHOWER ROOM

Always great to have. Comprising double shower cubicle. Low level w.c. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan.

## BEDROOM.2.

10'3" x 7'0" into recess. (3.145 x 2.152 into recess.)

Another great room comprising Upvc double glazed window to the rear elevation. Radiator. Fitted wardrobe.

## HOUSE BATHROOM

7'1" x 5'4" (2.176 x 1.632)

Great for relaxing after a hard days work. Comprising Upvc double glazed window to the side elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Access to loft. Fitted cupboard housing boiler. Part tiled walls. Tiled flooring. Inset spotlights.

## OUTSIDE

### FRONT, SIDE AND REAR GARDEN

Externally, the property boasts easy-to-maintain gardens to the front, side, and rear, creating lovely spaces to sit out and enjoy the warmer months.

## 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.

## 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.

## PROPERTY OMBUDSMAN

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

## 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.



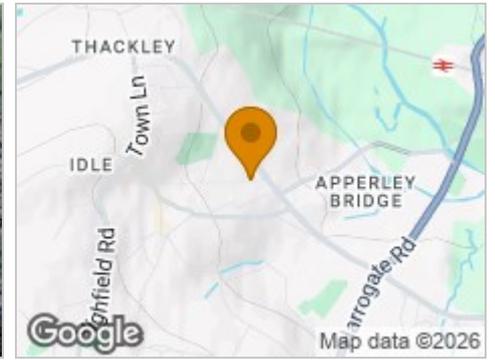
## Road Map



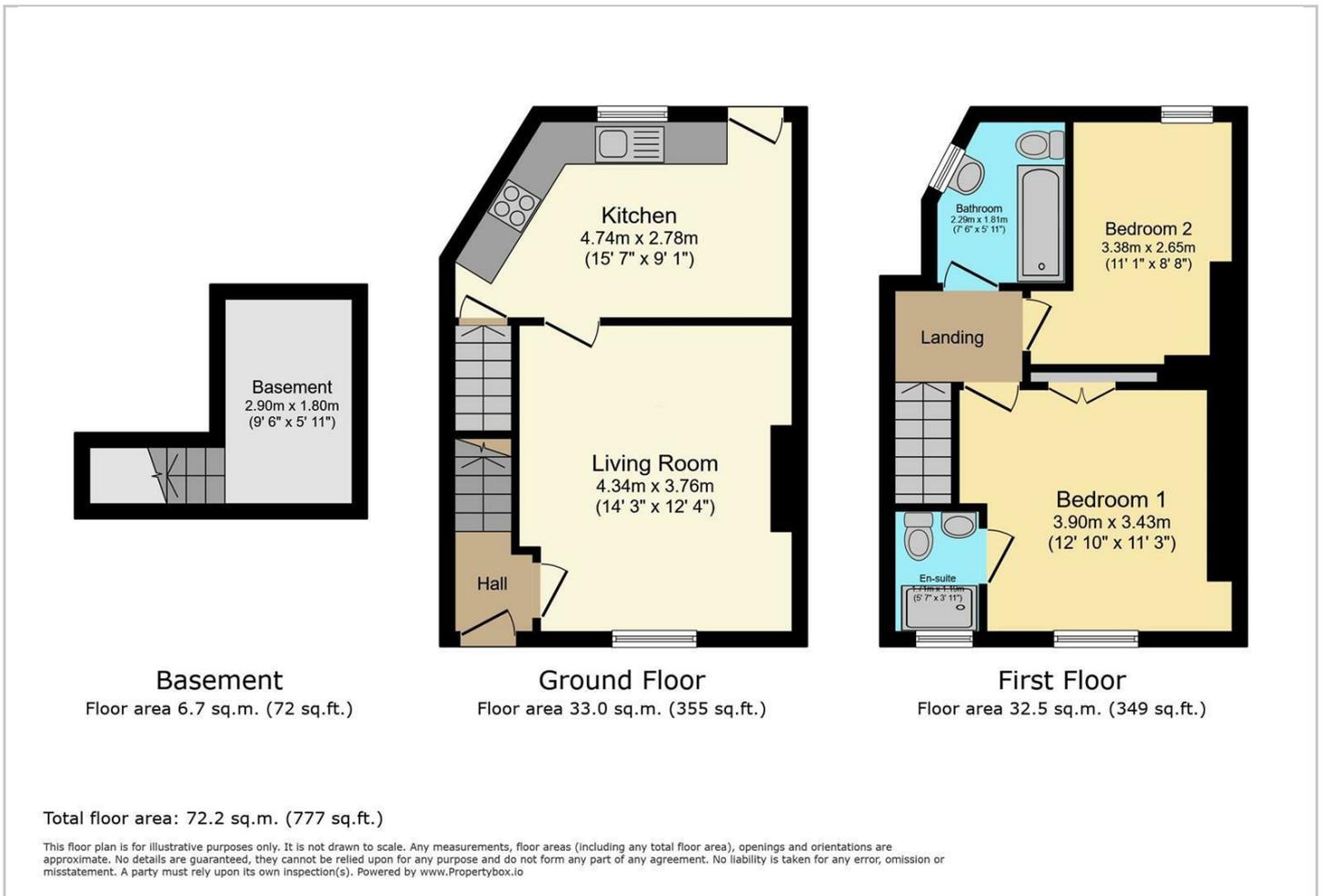
## Hybrid Map



## Terrain Map



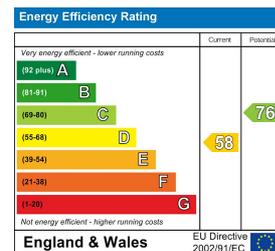
## Floor Plan



## 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.