

Ornella's Estates

PROUDLY INDEPENDENT



14 Brompton Drive

Apperley Bridge, Bradford, BD10 0DQ

Price £440,000



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INTRODUCTION

A Truly Exceptional Family Home in an Idyllic Semi-Rural Setting

Prepare to fall in love with this stunning and immaculately presented detached family home, perfectly nestled in a semi-rural location offering the best of both worlds. With picturesque walks along the Leeds Liverpool Canal just moments away and Apperley Bridge Train Station conveniently on your doorstep, this property is a rare find that promises an exceptional lifestyle.

From the moment you step through the door, you'll be captivated by the effortless elegance and warmth of this home. Every detail has been thoughtfully designed, creating an inviting sanctuary where you can simply unpack and relax.

The bright and welcoming hallway sets the tone, leading to a stylish downstairs W.C. and plentiful storage options. The spacious family lounge is bathed in natural light, offering a serene retreat, while the bespoke open-plan kitchen is a true showstopper. Featuring high-quality integrated appliances and flowing seamlessly into a child-friendly enclosed garden, it's the ideal space for creating memories with loved ones. A versatile second reception room completes the ground floor, perfect for a playroom, home office, or snug.

Upstairs, four generously proportioned bedrooms provide ample space for all the family. The master bedroom boasts an elegant ensuite shower room, while the luxury house bathroom offers a spa-like experience.

Outside, the property continues to impress. The front garden is beautifully easy to maintain, while the rear garden is a private oasis designed for entertaining. A spacious patio area invites al fresco dining, leading to a lush lawn where children can play and adults can unwind. The detached garage, equipped with power and light, complements a large driveway offering plenty of parking with the added bonus of a 7KW Pod Charger.

With breathtaking views that change with the seasons and sunlight streaming into every corner of the home, this is a property that truly stirs the heart. Don't miss the opportunity to make this exceptional house your forever home – it's ready and waiting to welcome you!

WHAT OUR VENDORS SAY

"We hope you can see the love that has been poured into this home, we moved when our daughter had just turned one and over the five years, we've been in it, it's been filled with many happy occasions, and we've made many happy memories here.

If we could pick up this house and move it, we would! As excited as we are to move to a different area, we'll be sad to leave the house behind.

It's a great space that is so flexible that's grown with us as our family has grown, we've made lasting friendships with our neighbours who are wonderful people and we found the area really family friendly, with wonderful schools, two great restaurants in walking distance and the canal walks which have been a haven.

We hope whoever moves into 14 Brompton Drive is as happy here as we have been."

LOCATION

Apperley Bridge, nestled on the edge of Bradford, is a charming and picturesque area known for its blend of natural beauty and modern convenience. Set alongside the scenic Leeds-Liverpool Canal, it offers peaceful waterside walks and stunning views, making it a haven for outdoor enthusiasts. The village-like community boasts a rich history, evident in its characterful stone cottages and historic landmarks, while benefiting from excellent transport links, including a train station connecting to Leeds and beyond. With its inviting pubs, welcoming atmosphere, and proximity to both city life and countryside, Apperley Bridge perfectly balances tranquillity and connectivity, making it a delightful place to live or visit.

HOW TO FIND THE PROPERTY

SAT NAV BD10 0DQ

ACCOMMODATION

THE APPROACH

As you drive through these lovely roads to the property with beautifully maintained communal grounds and parks, you get the feeling of what a lovely community this is. Offering great kerb appeal and comprising:

SPACIOUS ENTRANCE HALLWAY

As you step inside this beautiful home you are immediately greeted by a spacious light and airy hallway. Comprising composite entrance door to the front elevation. Large downstairs storage room. Encased radiator. Doors leading to:

DOWNSTAIRS W.C.

Always useful to have, Comprising Upvc double glazed window to the front elevation. Low level w.c. Wash hand basin. Single radiator. Inset spot lights. Part tiled walls and tiled flooring.

LARGE FAMILY LOUNGE

Again offering an abundance of natural light, beautifully decorated and boasting breath taking views this beautiful family lounge comprises Upvc double glazed windows. Double radiator, single radiator. TV point.

VERSATILE 2ND RECEPTION ROOM

This room can be used for whatever your heart desires. Again offering an abundance of natural light and comprising Upvc double glazed windows to the front and side elevations. Double radiator.

BESPOKE FITTED OPEN PLAN DINING KITCHEN/SITTING

This is the heart of the house and is great for entertaining family and friends, whether you having a party a barbecue or cooking a large dinner, this wonderful family kitchen has it all. Again offering an abundance of natural light and comprising Upvc double glazed French Doors leading into the garden, Upvc double glazed windows to the front and side elevations. A wide range of high quality wall and base units, with contemporary work surfaces over. Stainless steel sink one and a half bowl single drainer. Integral dishwasher, integral fridge freezer. Integral electric cooker. Integral gas hob with stainless steel extractor fan over. Tiled flooring. Radiator. Doors leading to:

UTILITY ROOM

Comprising Upvc double glazed door to the side elevation leading to bin area.

Tel: 01943 661506

Wall and base units. Potternewton combination boiler. Stainless steel sink. Points for a washing machine and a dryer. Radiator.

FIRST FLOOR

LANDING AREA

Access to loft. Large storage room. Doors leading to:

MASTER BEDROOM

What a beautiful double bedroom. Again offering an abundance of natural light and comprising Upvc double glazed windows to the side elevation boasting fantastic views. Radiator. Fitted wardrobes. Door leading to:

ENSUITE SHOWER ROOM

This is a spacious ensuite and comprises Upvc double glazed window, double walk in shower cubicle, low level w.c. wash hand basin. Inset spotlights. Radiator. Fully tiled walls and floors.

BEDROOM.2.

Another beautiful light and airy double bedroom comprising Upvc double glazed windows boasting breath taking views. Radiator.

BEDROOM.3.

Another great bedroom comprising Upvc double glazed windows allowing ample natural light and boasting breath taking views. Radiator.

BEDROOM.4.

This is a great room and again allowing ample natural light comprising Upvc double glazed windows. Radiator.

HOUSE BATHROOM

Great for relaxing after a hard days work. A beautifully fitted bathroom comprising bath, low level w.c. vanity unit with built in wash hand basin. Inset spot lights. Extractor fan. Radiator. Upvc double glazed window.

OUTSIDE

DRIVEWAY AND GARAGE

The detached garage, equipped with power and light, complements a large driveway offering plenty of parking with the added bonus of a 7KW Pod Charger.

FRONT GARDEN

Enclosed by fencing with an opening that has a few steps leading to the front door and is complimented by an easy maintained garden with flowers and shrubbery.

REAR GARDEN

This is a truly safe environment for children as they cannot get out. This beautiful garden is enclosed by high fencing which offers a great deal of privacy. Comprising patio seating area that leads to a mainly laid to lawn area. GREAT FOR THOSE LOVELY SUMMER BARBECUES AND ENTERTAINING FAMILY AND FRIENDS. A BEAUTIFUL SUN TRAP.

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

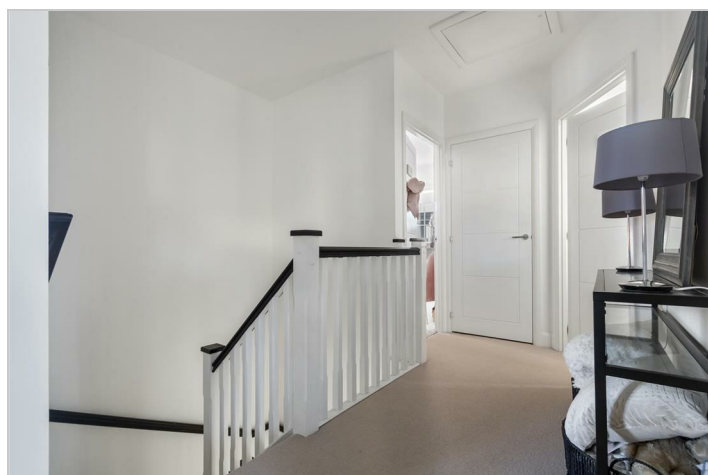
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

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.

ANNUAL SERVICE CHARGE

Please note that there is an annual service charge of £145.00. This is to pay for the communal grass areas, the play area and the street lights.



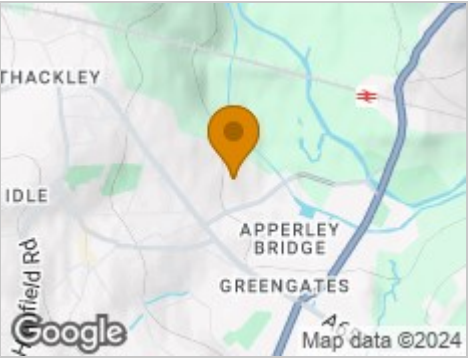
Road Map



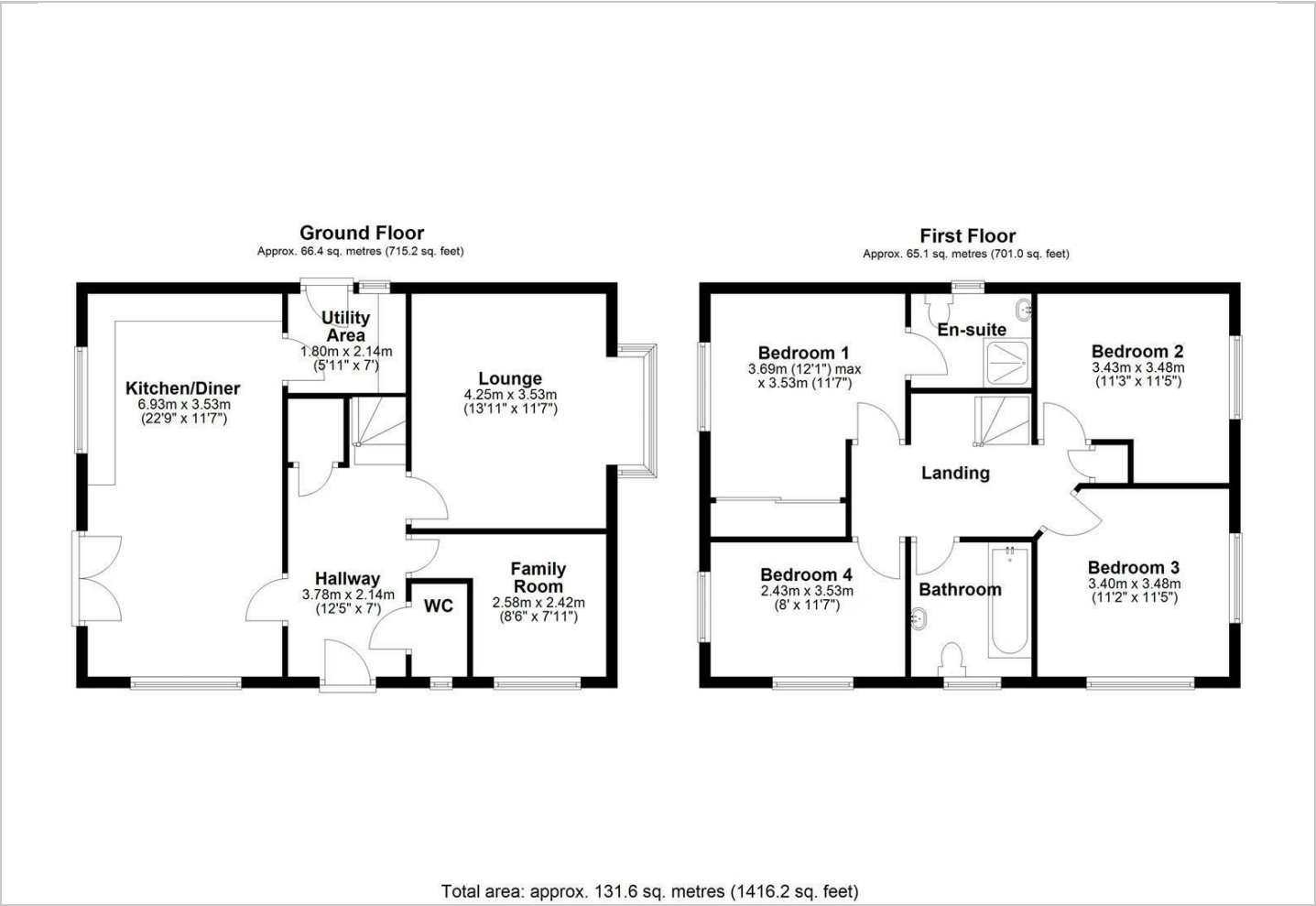
Hybrid Map



Terrain Map



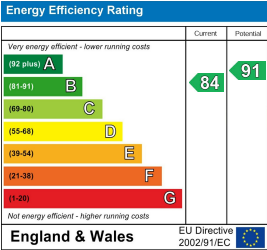
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.