

Ornella's Estates

PROUDLY INDEPENDENT



3 Oaklea

Apperley Bridge, Bradford, BD10 0EJ

Price £379,950



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INTRODUCTION

?? Stunning Detached Family Home in Sought-After Apperley Bridge

This beautifully presented and spacious detached family home is perfectly situated in the semi-rural and highly desirable location of Apperley Bridge, just a short walk from the serene Leeds-Liverpool Canal. Offering an exceptional lifestyle, this property combines picturesque surroundings with modern living, making it a dream home for families.

Step into a welcoming and light-filled hallway that sets the tone for the elegance and comfort throughout. The heart of the home is a fantastic open-plan modern dining kitchen, thoughtfully designed for family meals and entertaining, complemented by a practical utility room. The lounge is equally stunning, offering a beautifully styled space perfect for relaxation, while the convenience of a downstairs W.C. completes the ground floor.

The first floor boasts four generously sized bedrooms, each tastefully decorated to a high standard, along with a luxurious house bathroom that exudes quality and style.

Outside, the property continues to impress. A driveway and detached garage provide ample off-street parking. To the rear, the south-facing garden is an absolute gem, offering an enclosed and child-friendly space with a patio and decked seating area, a well-maintained lawn, and vibrant flower beds and shrubs. This outdoor haven is perfect for summer barbecues, entertaining friends and family, or simply enjoying the sunshine.

Situated in the sought-after area of Apperley Bridge, this home offers a peaceful environment with excellent amenities and picturesque walking routes along the canal. Combining charm, convenience, and contemporary style, this property is the perfect choice for those seeking an exceptional family home.

Don't miss the opportunity to make this stunning property yours. Book your viewing today and start your next chapter in style!

WHAT OUR VENDORS SAY

We have loved living on Oaklea for the past 6 years, in which time we have got married and raised two children. The ease of having a new home has meant we've not had the worries of maintenance and upkeep meaning that we could just spend more time having fun as a family, especially in the garden with the sun all day long! With the canal and playing fields only a short walk away, we have spent many days feeding the ducks, stroking the horses and running around in the woods. It has felt like a family oriented area because our children can safely play out on the street with our neighbours children (and dogs!) with it being a 4-housed cul de sac and having the bridal way on the doorstep has been an extra treat!

It was good to also have a wide selection of nurseries and schools local to us with Apperley Bridge having access to both Leeds and Bradford based settings. We have absolutely loved being here and we look forward to handing our home over to the next family who will love it just as much as we have.

Chris and Amber x

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 0EJ

APPROACH

Offering great kerb appeal with lovely country walks on the door step. Comprising:

SPACIOUS ENTRANCE HALLWAY

As you enter this much loved family home, you immediately get the feeling of how light and airy it is. Comprising composite entrance door to the front elevation. Radiator. Stairs to first floor. Storage room. Wooden flooring. Doors to:

DOWNSTAIRS W.C.

5'10" x 3'2" (1.79 x 0.99)

Always useful to have. Comprising low level w.c. Vanity unit with built in wash hand basin. Extractor fan. Wood flooring. Inset lights. Radiator.

FAMILY LOUNGE

12'5" x 9'8" (3.79 x 2.95)

This lovely room is great for relaxing in the evening when you have put the children to bed. Comprising Upvc double glazed windows to the front elevation. Wood flooring. TV point. Radiator.

OPEN PLAN MODERN FAMILY KITCHEN/DINING

20'7" x 19'7" (6.29 x 5.98)

This is the heart of the house. Great for entertaining family and friends and probably the most used room in the house. Beautifully fitted modern wall and base units providing ample storage with contemporary work surfaces over. Upvc double glazed windows to front and rear providing ample natural light. Wood flooring. Storage room. Upvc double glazed French Doors to rear elevation leading into the stunning south facing garden. Integral dishwasher and fridge freezer. Integral double electric over and hob. Part tiled walls. inset spot lights.

UTILITY ROOM

6'8" x 5'10" (2.04 x 1.78)

Comprising composite entrance door to the rear elevation. Wall unit. Potterton Boiler. Points for washing machine and dryer. Contemporary worktops.

FIRST FLOOR

LANDING AREA

This is a lovely landing area comprising Upvc double glazed window to the rear

Tel: 01943 661506

elevation boasting fantastic views. Access to loft. Store room. Radiator. Doors leading to:

BEDROOM.1.

10'2" x 9'1" fitted wardrobes (3.1 x 2.79 fitted wardrobes)

A lovely double bedroom comprising Upvc double glazed windows to the front elevation. Fitted wardrobes. TV point. Radiator.

BEDROOM.2.

11'7" x 8'7" (3.54 x 2.64)

Another lovely double bedroom comprising Upvc double glazed windows to the front elevation. Radiator.

BEDROOM.3.

9'9" x 8'0" (2.99 x 2.44)

Another double bedroom comprising Upvc double glazed window to the rear elevation boasting fantastic views. Radiator.

BEDROOM.4.

7'11" x 6'4" (2.43 x 1.94)

This is a great size single bedroom comprising Upvc double glazed windows to the rear elevation, boasting fantastic views. Radiator.

STUNNING HOUSE BATHROOM

7'4" x 7'1" (2.25 x 2.18)

Comprising Upvc double glazed window to the front elevation. Panelled bath with thermostatic shower over. Low level w.c. Vanity unit with built in wash hand basin. Inset spot lights. Radiator. Shaver socket. Extractor fan.

OUTSIDE

DRIVEWAY/GARAGE

To the front of the property there is a driveway providing ample off street parking leading to a detached garage with up and over door, power and light.

FRONT GARDEN

The front garden is very well maintained and lawned.

SOUTH FACING REAR GARDEN

To the rear, the south-facing garden is an absolute gem, offering an enclosed and

child-friendly space with a patio and decked seating area, a well-maintained lawn, and vibrant flower beds and shrubs. This outdoor haven is perfect for summer barbecues, entertaining friends and family, or simply enjoying the sunshine.

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 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.



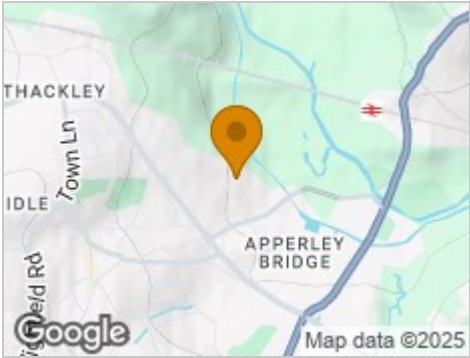
Road Map



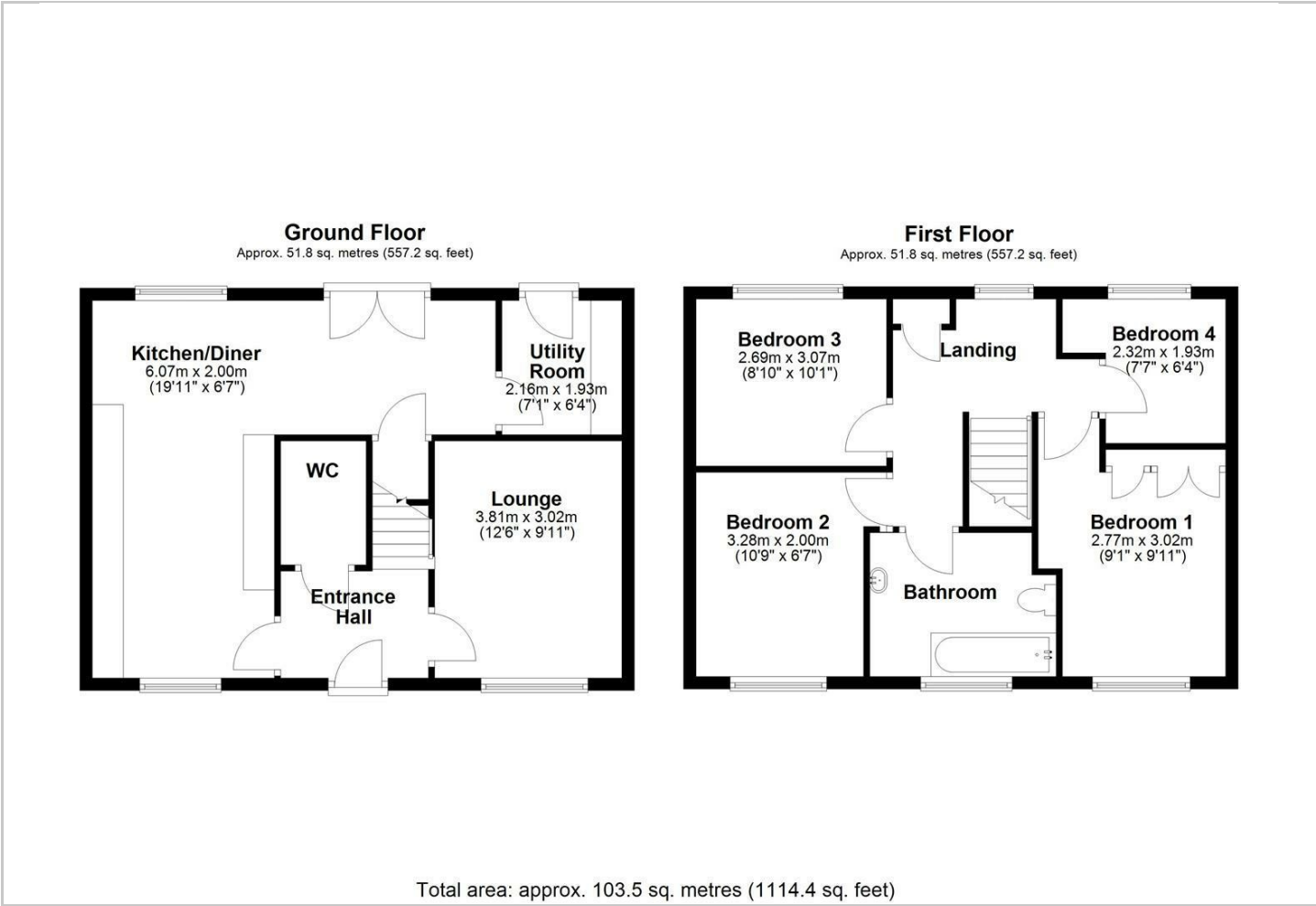
Hybrid Map



Terrain Map



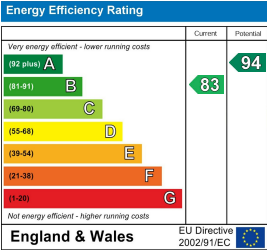
Floor Plan



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.