

Ornella's Estates

PROUDLY INDEPENDENT



6 Stansfield Close

, Bradford, BD10 0EN

Price £309,950



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INTRODUCTION

Discover this stunning, modern three-storey townhouse nestled in a peaceful cul-de-sac, offering the perfect blend of style and convenience. With picturesque country walks right on your doorstep, it's ideal for first-time buyers or those looking to downsize effortlessly – all you need to do is move in!

Step through the welcoming entrance hallway into a spacious family lounge, perfect for relaxing. The separate family modern dining kitchen offers ample space for entertaining. Downstairs w.c. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite complete with a sleek ensuite bathroom and beautifully fitted wardrobes. The contemporary house bathroom serves the remaining rooms.

Outside, the privately enclosed rear garden is both child-friendly and a tranquil haven to unwind in. There is a driveway to the front providing off street parking. This home is in a fabulous location, close to highly regarded schools and just moments from Apperley Bridge train station, making commuting a breeze. Early viewing essential. Call now on 01943 661506 and Ornella will be happy to show you around.

WHAT OUR VENDORS SAY

"We moved into this lovely house in 2021 as our first family home when our boy was just 3 years old. We have always lived along the Leeds Liverpool canal and we were very adamant to stick closer to these lovely walks by moving in Apperley Bridge. We have forged long lasting memories here while watching our boy grow and make friends from nursery and school. The estate has offered us a close community that we are cherishing to this day - all our friends, our boy's school friends and even business partners are all living here and looking after this neighborhood so that we all thrive and create happy memories. All in all, moving will feel that a part of our soul will remain behind and we can only hope that whoever moves in will enjoy the same warmth and quietness of the nature that unfolds in the back of our garden and the community spirit of Brompton Fold Estate."

LOCATION

APPERLEY BRIDGE IS A GREAT PLACE TO LIVE. WITH ITS OWN TRAIN STATION AND RESTAURANTS, BARS AND PUBLIC HOUSES. GREAT SCHOOLS LIKE BRONTE HOUSE AND WOODHOUSE GROVE SCHOOL ARE ON THE DOOR STEP. THERE ARE STUNNING WALKS ALONG THE LEEDS, LIVERPOOL CANAL. THIS AREA IS VERY ATTRACTIVE AND IS UP AND COMING.

HOW TO FIND THE PROPERTY

SAT NAV BD10 0EN

ACCOMMODATION

ENTRANCE HALLWAY

As you enter this lovely home you immediately get the feeling of how light and airy it is. Comprising composite entrance door to the front elevation. Tiled flooring. Encased radiator. Stairs to first floor. Door to:

FAMILY LOUNGE

13'8" into recess x 10'1" (4.19 into recess x 3.08)

This is a lovely light and airy, yet very cosy family lounge. Offering an abundance of natural light and comprising Upvc double glazed windows to the front elevation. Single radiator. TV point. Door to:

MODERN DINING KITCHEN

13'2" x 9'8" (4.03 x 2.95)

Again offering an abundance of natural light throughout and comprising Upvc double glazed windows and French doors to the rear elevation leading into the garden. A wide range of beautifully fitted modern wall and base units with contemporary worksurfaces over. Blanco sink one and a half bowl single drainer. Integral electric cooker with gas hob and extractor fan over. Understairs storage room. Integral fridge freezer. Points for washing machine and dishwasher. Part tiled walls.

DOWNSTAIRS W.C.

This is always useful to have. Comprising low level and wash hand basin. Extractor fan.

FIRST FLOOR

LANDING AREA

This is a spacious landing area comprising Upvc double glazed windows to the front elevation. Two radiators. Stairs to 2nd floor. Doors leading to:

BEDROOM.2.

13'3" into recess x 8'0" (4.06 into recess x 2.46)

A fabulous double bedroom comprising Upvc double glazed windows to the rear elevation. Storage room Radiator.

BEDROOM.3.

8'8" x 6'7" (2.66 x 2.03)

Another great bedroom comprising Upvc double glazed window to the front elevation. Radiator.

Tel: 01943 661506

HOUSE BATHROOM

6'8" x 5'10" into recess (2.05 x 1.78 into recess)

Great for relaxing after a hard days work. Comprising bath with thermostatic shower over, low level w.c. wash hand basin. Extractor fan. Part tiled walls. Tiled flooring. Shaver socket.

2ND FLOOR LANDING

Door to:

MASTER BEDROOM

15'1" fitted wardrobes x 10'0" (4.60 fitted wardrobes x 3.05)

Well what can one say. This is a fantastic light and airy spacious master bedroom, with luxury fitted wardrobes, TV point. Double radiator, Upvc double glazed windows to the front elevation. Access to boarded out loft. Door to:

LUXURY ENSUITE SHOWER ROOM

6'9" x 6'3" (2.08 x 1.93)

A beautifully fitted ensuite shower room comprising shower cubicle, vanity unit with built in wash hand basin and low level w.c. Extractor fan. Pat tiled walls, tiled flooring and radiator.

OUTSIDE

FRONT

To the front there is a driveway providing off street parking.

REAR GARDEN

The south facing privately enclosed rear garden is both child-friendly and a tranquil haven to unwind in. GREAT FOR ENTERTAINING FAMILY AND FRIENDS IN THE SUMMER.

GROUND RENT

There is an annual ground rent of £145.00 per annum.

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

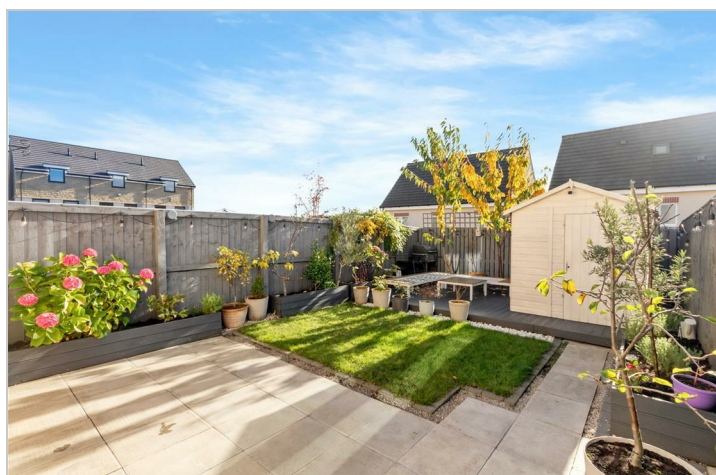
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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.



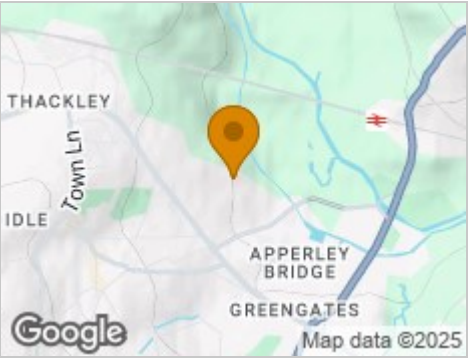
Road Map



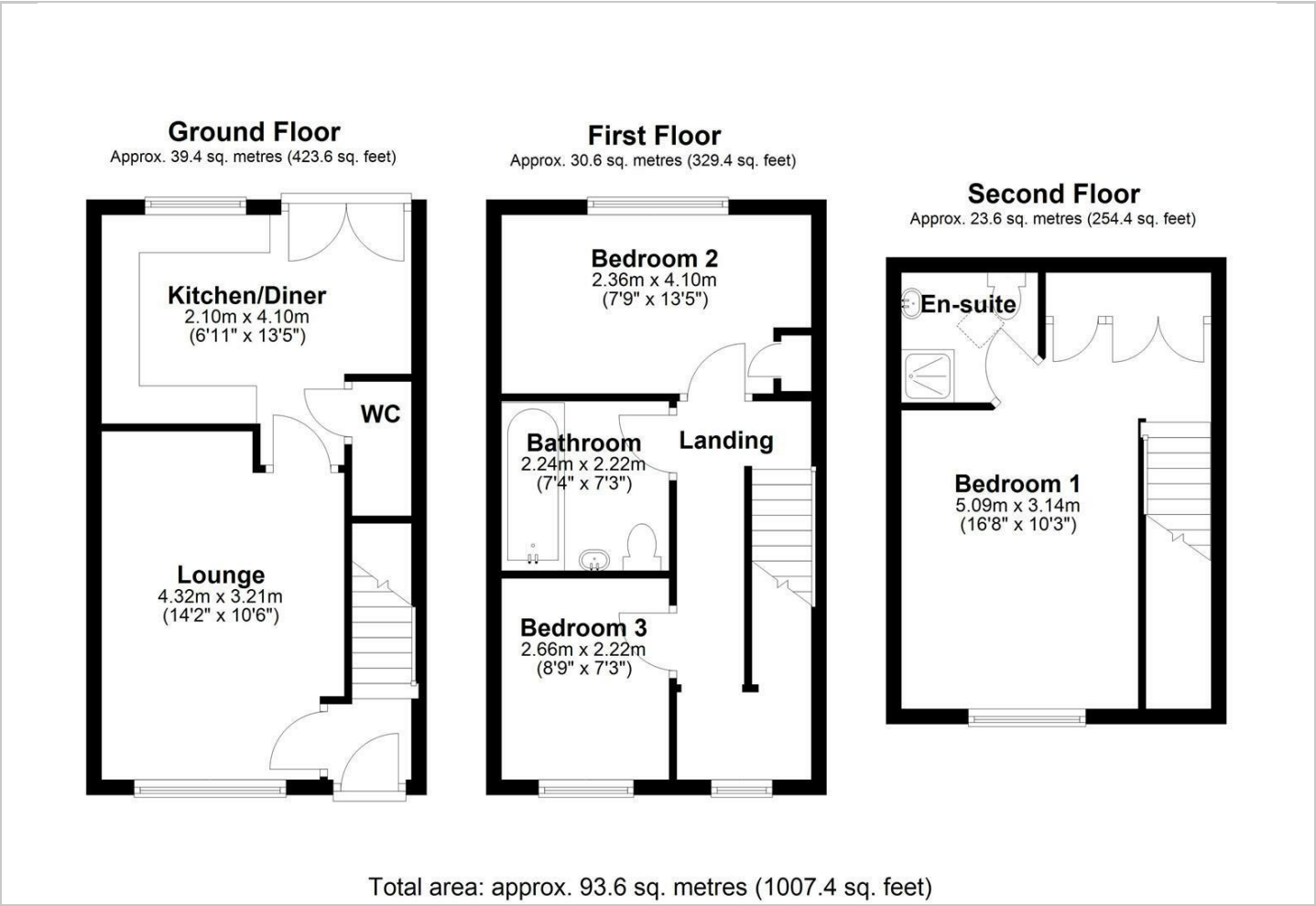
Hybrid Map



Terrain Map



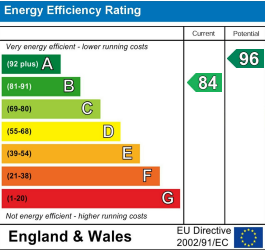
Floor Plan



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.