

# Ornella's Estates

PROUDLY INDEPENDENT



## 4 Albion Close

Apperley Bridge, Bradford, BD10 9EF

Price £299,950



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## INTRODUCTION

**CHAIN FREE.** A Hidden Gem on Albion Close, BD10. Modern Luxury in a Secure Gated Cul-de-Sac

Tucked away in an exclusive and secure cul-de-sac, this immaculate modern semi-detached home offers a rare opportunity to own a beautifully presented property in one of BD10's most desirable settings. With access through impressive wrought iron security gates and an intercom system, this private enclave is the ideal safe haven for families, where children can play freely and neighbors enjoy a peaceful, community feel.

From the moment you arrive, this home stands out. The front offers off-street parking for two vehicles, complete with an electric EV charging point perfect for modern living. Step inside and you'll be immediately struck by the light, space, and thoughtful design that flows throughout.

The ground floor comprises a welcoming entrance hall, convenient downstairs w.c., A stunning family lounge full of natural light, and a stylish, contemporary dining kitchen finished to a high standard ideal for entertaining or enjoying quiet family meals.

On the first floor, you'll find two generously sized bedrooms and a beautiful house bathroom with quality fittings. Head up to the second floor which leads to the luxurious master suite. This top-floor retreat boasts a dressing area and a sleek ensuite shower room, creating a true sanctuary away from the hustle and bustle.

To the rear, the garden is both private and tranquil, featuring a patio seating area perfect for summer barbecues, a well-kept artificial lawn, a garden shed and mature planting that adds colour and charm—making this the ideal space for children to play or for relaxing evenings with friends.

Whether you're a first-time buyer or looking to downsize in style, this exceptional home is ready to move into with nothing to do but unpack. A rare find in a secure and peaceful setting, don't miss your chance to make this dream home yours.

## LOCATION

Nestled in the heart of BD10, Albion Close offers an idyllic suburban retreat with the perfect balance of tranquility and convenience. Little ones can flourish locally, with top nurseries such as All Aboard & Country Kids, and excellence at Greengates Primary, while families benefit from outstanding secondary education including Immanuel College, and the exceptional independent schools of Bronte House Junior Prep and Woodhouse Grove, which serves ages 3–18. Commutes could not be easier. Apperley Bridge station, is within close proximity and provides fast, regular trains into Leeds (around 10 minutes) and Bradford. For weekends, the idyllic towpath walks along the Leeds–Liverpool Canal offer serene riverside strolls through lush countryside and calm oasis moments close to home.

Welcome to Yorkshire

Local amenities are equally impressive: the charming Bridge Café, Marina View Coffee Shop, Idle Lounge, and the sixth-form-exclusive Woody's are perfect for your morning espresso, while evenings can be enjoyed at Aldo's Italian

Restaurant, George & Dragon, Stansfield Arms, Dog & Gun, Albion Inn, or stylish spots like Lusso and Symposium Bar. Everyday essentials are well catered for, with Asda, Sainsbury's, Co-op, and Aldi all within easy reach.

Parents, commuters, and leisure-seekers alike will appreciate Albion Close's location: secured behind iconic wrought-iron gates in a peaceful cul-de-sac, yet just moments from schools, shops, cafés, and canal side beauty. It truly invites you to savor the best of village-style charm with city-edge convenience this is living, beautifully redefined.

## WHAT OUR VENDORS SAY

Owning our first home was one of the most fulfilling experiences of our lives. It was more than just a place to live—it was a space where we built memories that will stay with us forever. From the excitement of decorating each room to hosting family gatherings and quiet evenings spent in comfort.

Our beautiful home is nestled in a welcoming neighborhood with friendly, respectful neighbours who look out for one another without intruding on privacy. The surroundings are peaceful and well-maintained. There's a sense of safety and community, where children can play outside and neighbors greet each other with warmth. Convenient access to essential amenities—such as grocery stores, schools, healthcare facilities, and public transport—adds to the comfort. Our home feels connected yet serene, offering both a private retreat and a supportive environment.

## HOW TO FIND THE PROPERTY

SAT NAV BD10 9EF - Just off Stockhill Road.

## APPROACH

As you approach this beautiful home you are greeted by two large beautiful cast iron wrought gates, which are accessed via a security pad, making this a safe environment for children to play on the cul-de-sac.

## ENTRANCE HALLWAY

As you enter this beautiful home via a composite entrance door, you immediately get the feeling of how light and airy it is. With stairs leading to the first floor. Radiator. Door leading to:

## DOWNSTAIRS W.C.

4'3" x 2'10" (1.32 x 0.88)

Always useful to have comprising a low level w.c. Vanity unit with built in wash hand basin. Radiator. Extractor fan.

## FAMILY LOUNGE

13'9" x 9'10" (4.20 x 3.01)

Again offering an abundance of natural light and comprising Upvc double glazed window to the front elevation. Double radiator. TV point. Door leading to:

## MODERN FITTED DINING KITCHEN

12'11" x 9'9" (3.96 x 2.99)

Great for entertaining family and friends, this stunning and beautifully presented modern dining kitchen comprises a wide range of fitted wall and base units with underlighting and contemporary worktops over. Integral electric cooker and microwave. Integral dishwasher and washing machine/dryer. Stainless steel sink one and a half bowl single drainer. Upvc double glazed windows and Upvc double glazed French Doors leading to the rear elevation into the garden.

Tel: 01943 661506

## FIRST FLOOR

### LANDING AREA

Comprising store room. Stairs to 2nd floor. Doors leading to:

### BEDROOM.2.

13'0" x 8'4" (3.97 x 2.55)

A lovely light and airy double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden and boasting fabulous views. Single radiator.

### BEDROOM.3.

8'11" x 6'5" (2.73 x 1.97)

Great for when the little one arrives. Comprising Upvc double glazed window to the front elevation. Single radiator.

### HOUSE BATHROOM

5'1" x 6'4" (1.57 x 1.94)

Great for relaxing after a hard days work. Comprising Bath with thermostatic shower over. Low level w.c. Wash hand basin. Part tiled walls. Tiled floors. Extractor fan. Radiator.

### MASTER BEDROOM

13'5" x 11'1" (4.09 x 3.40)

A fabulous double bedroom comprising velux windows allowing ample natural light. Great fitted wardrobes/dressing area. Single radiator. Door leading to:

### ENSUITE SHOWER ROOM

6'11" into recess x 4'7" (2.11 into recess x 1.41)

Comprising Velux window, shower cubicle, Low level w.c. Wash hand basin. Part tiled walls. Tiled flooring. Radiator.

## OUTSIDE

### FRONT

The front offers off-street parking for two vehicles, complete with an electric EV charging point—perfect for modern living

### REAR GARDEN

To the rear, the garden is both private and tranquil, featuring a patio seating area

perfect for summer barbecues, a well-kept artificial lawn, a garden shed and mature planting that adds colour and charm—making this the ideal space for children to play or for relaxing evenings with friends.

## 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.

## 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

## 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.



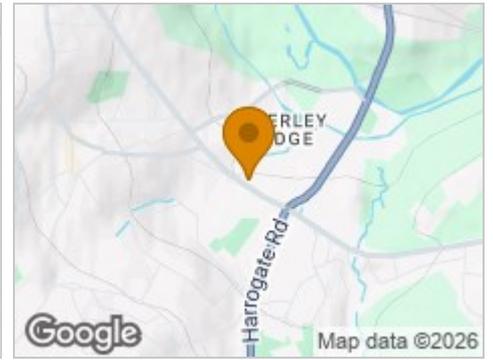
## Road Map



## Hybrid Map



## Terrain Map



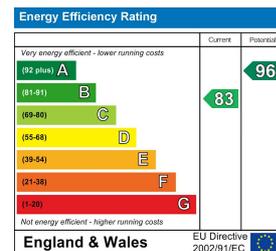
## Floor Plan



## Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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