

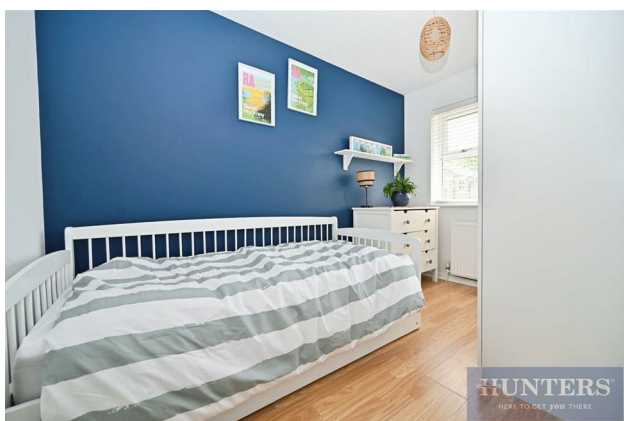
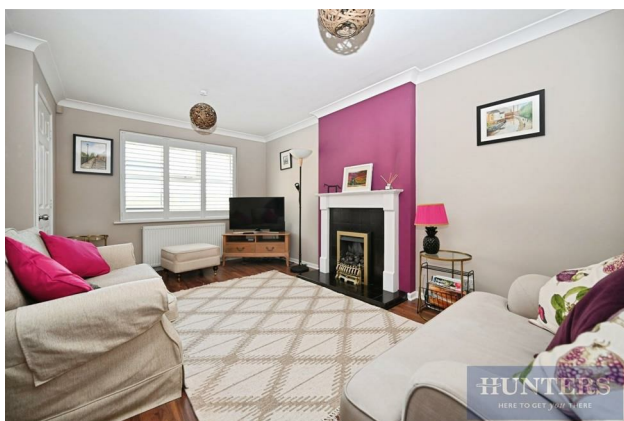
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9 Slingsby Close, Apperley Bridge, Bradford, BD10 0UJ

Asking Price £275,000

Property Images



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Property Images



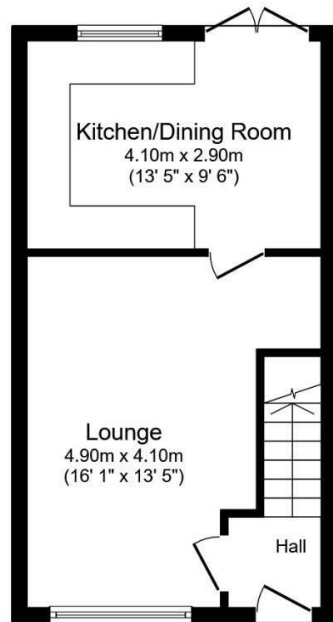
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Property Images

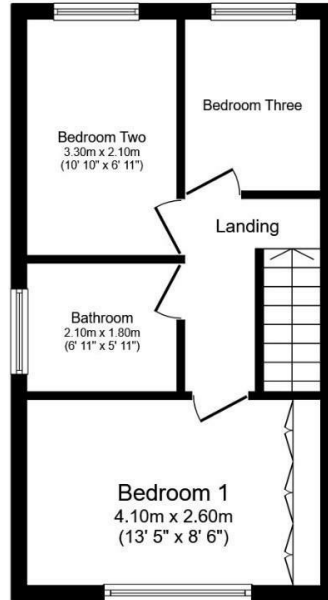
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Ground Floor

Floor area 32.4 sq.m. (349 sq.ft.)



First Floor

Floor area 32.4 sq.m. (349 sq.ft.)

Total floor area: 64.8 sq.m. (697 sq.ft.)

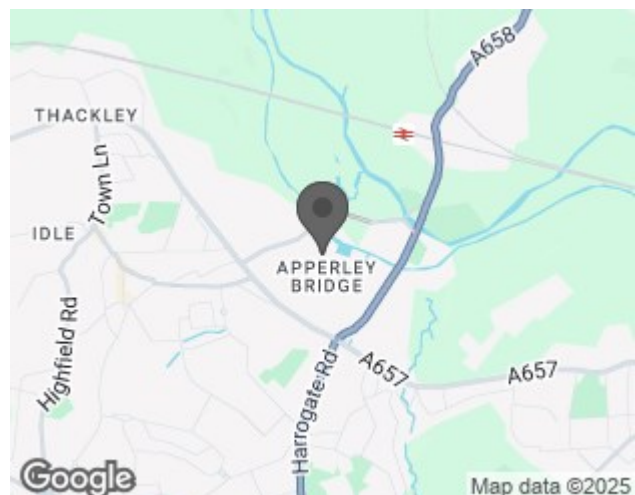
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

With a high-quality finish throughout, this spacious three-bedroom semi-detached home offers bright, versatile living in a highly sought-after location.

Positioned close to local amenities, reputable schools, the Leeds–Liverpool Canal, marina, park, and Apperley Bridge train station, this property combines modern comfort with excellent transport links to Leeds, Bradford, and beyond.

The accommodation begins with an entrance vestibule, leading into a generous lounge featuring a bay window, which floods the space with natural light. To the rear is a well-proportioned dining kitchen, fitted with a modern range of units, integrated electric oven, four-ring gas hob, and extractor fan. French doors open directly onto a patio area in the rear garden, ideal for entertaining or relaxing.

Upstairs, there are three bedrooms, including a master with a useful storage cupboard, and a contemporary family bathroom. The home is fitted with uPVC double glazing and a composite front door for added durability and style.

Externally, the front garden is laid to lawn, while the rear features a patio and low-maintenance stone area, perfect for outdoor seating. Off-street parking for up to three vehicles is available, along with a single garage. There is also scope to extend the property, subject to the necessary consents.

Location – Apperley Bridge sits on the Leeds border in a semi-rural setting, with picturesque walks along the canal and the Aire Valley. Families benefit from proximity to both independent and state schools, including Bronte House and Greengates Primary. The train station, opened in 2016, offers a swift 10-minute journey into Leeds, with wider regional connections. Local pubs, restaurants, and shopping facilities are close by, with the neighbouring villages of Horsforth, Rawdon, Guiseley, and Yeadon offering further amenities. Leeds Bradford Airport and the motorway network are also within easy reach.

Features

- CLOSE TO CANAL AND MARINA • SOUGHT AFTER CUL DE SAC • IDEAL FAMILY HOME • THREE CAR DRIVE AND GARAGE • SUPERBLY PRESENTED • DINING KITCHEN • CLOSE TO SCHOOLS AND TRAIN STATION • EPC RATING = D