



Acacia Park Crescent

Apperley Bridge



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£1,100,000
Offers In The Region Of

Acacia Park Crescent

Apperley Bridge

A COMMANDING & VERY IMPRESSIVE DETACHED RESIDENCE in an exclusive location on the Rawdon/Apperley Bridge boundary. Occupying a stunning setting, within beautiful mature private grounds with a gated sweeping 'In-Out' drive providing excellent parking space. Boasting circa 3500sqft of accommodation to include SIX BEDROOMS, SUBSTANTIAL RECEPTION SPACE, 40ft LIVING/DINING KITCHEN & THREE BATHROOMS - A currently unused outdoor swimming pool could be reinstated - Well presented throughout with scope to add ones own cosmetic flare! Highly regarded private & public schools, good amenities and Apperley Bridge train Station are minutes away.



INTRODUCTION

A commanding and substantial detached residence providing circa 3,500sqft of living space to include six bedrooms, three bathrooms and four reception rooms, all complementing the superb 40ft dining kitchen which forms the hub of the house. Situated within private mature grounds, in this exclusive and desirable position on the Rawdon/Apperley Bridge boundary, within minutes of highly regarded private and public schools and Apperley Bridge train Station. There is an outdoor swimming pool which could be reinstated following some minor works. The stunning, extensive grounds offer a high degree of privacy, lovely paved seating terrace, rolling lawns and a large variety of flowers and shrubs. A gated 'In-Out' driveway to the front provides ample off-street parking. Well presented throughout with scope to add ones own cosmetic flare!

LOCATION

Apperley Bridge is located on the Leeds border, in a sought after, semi-rural location, with Leeds/Liverpool Canal and the beauty of the Aire Valley on your doorstep. Bronte House is an independent Private School belonging to the Secondary co-ed school Woodhouse Grove, Greengates Primary is also close by. The Train Station gets you into Leeds in ten minutes and also provides services to various other business regions. The City centres of Leeds and Bradford are accessible by public transport or private transport links, with, the Leeds-Bradford Airport and the motorway network easily accessible from here. A number of local pubs and eateries are close by, with Superstores a very short drive/walk away. The neighbouring villages of Horsforth, Rawdon, Guiseley and Yeadon are within a short drive away and offer an abundance of shops and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE BD10 0PJ

ACCOMMODATION

TO THE GROUND FLOOR

French doors into...

ENTRANCE PORCH

Measuring some 6ft x 9ft, providing a spacious first impression. Modern colour scheme. Ample space for coats, shoes and muddy boots. French doors into...

LIVING/DINING KITCHEN

40'0" x 20'0"

A superb family/entertaining space that flows really well. The kitchen is fitted with a comprehensive range of modern cabinetry and drawers with granite work-surfaces over. Recess for large AGA. Integrated appliances include dishwasher, wine chiller, 'Neff' oven and feature triple section fridge/freezer. Quality oak flooring runs extends throughout the room, running into the living/dining area which has ample space for a large dining table and chairs, lounge furniture etc. Bi-fold doors really do bring the outside in and frames the garden outlook beautifully. A bright room with neutral decor theme. A contemporary free standing multi-fuel stove adds a real focal point to the room. Vertical central heating radiator. Inset ceiling spotlights. Opening into...

DINING ROOM

13'0" x 12'0"

Ideal for more formal occasions. Attractive modern decor theme. Opening into the casual living/sitting area.

HALLWAY

12'5" x 12'0"

A generous hallway with a useful large under-stairs storage cupboard. Door leading outside and door into...

CLOAKS/W.C.

12'0" x 3'0"

Essential for any busy household. Fitted with a two piece white suite comprising low flush WC and pedestal wash hand basin. Ceramic tiled floor. Vertical central heating radiator.

SITTING ROOM

18'4" x 19'0"

Beautifully proportioned, this more formal room enjoys a lovely outlook over the garden through the large walk-in bay window, with two further windows which together, flood the room with natural light. Feature limestone fireplace with inset multi-fuel stove. There is lots of space in this room to enjoy a drink with friends or some quality family time. Inset ceiling spotlights, ceiling coving, pleasant decor theme.

LOBBY

With doors into...

FAMILY ROOM/STUDY

13'6" x 15'0"

Offering flexibility to suit your own personal requirements, either as a family room, work from home space etc. Pleasant decor. French doors with side lights let in good natural light and open out into the garden. Quality oak floor covering. Point for wall mounted television.

UTILITY ROOM

6'0" x 9'7"

Taking care of the practical requirements of a busy home. Fitted with a range of cupboards for storage, with work-tops over. Inset stainless steel sink, side drainer and modern mixer tap. Plumbed for a washing machine

FAMILY ROOM/GYM

12'3" x 13'0"

This house just keeps on giving! Again, this is another versatile room which can be used for your own purpose, ie gym, cinema room etc. Dual aspect windows.

CASUAL LIVING SPACE

9'5" x 13'8"

Light and airy with a garden aspect.

TO THE FIRST FLOOR

Staircase from the ground floor leading up to...



LANDING

Some 27ft long, this impressive hallway has an oak balustrade. Doors leading into...

PRINCIPLE SUITE

A fabulous and substantial area briefly comprising...

BEDROOM

33'0" x 14'0"

An impressive space with walk-through area having fitted wardrobes and storage, leading into the large bedroom which enjoys wonderful views. A door leads outside onto a balcony area which is such a beautiful space on which to sit and enjoy a glass of wine, morning coffee etc. Wall light points. Dual aspect windows. Door into...

EN-SUITE

15'0" x 7'3"

A superb size with a six piece suite comprising vanity unit with storage below and inset twin sinks with mixer taps, bidet, W.C, feature roll top bath, painted blue with chrome ornate feet and wall fixed mixer tap/shower attachment, large walk-in shower. Half tiled in complementary ceramics with contrasting border. Chrome heated vertical towel rail. Ceramic tiled floor. Window, acid etched for modesty. Radiator under window. Access hatch into the loft.

BEDROOM TWO

15'0" x 14'0"

A superb sized double room with neutral decor theme. Lots of natural light making it bright and airy. Fitted furniture includes robes, a dresser and drawers. Door to...

EN-SUITE

4'6" x 15'0"

Fitted with a traditional suite comprising bidet, 'floating' wash hand basin, large bath and a W.C. Chrome heated towel rail. Fully tiled in complementary ceramics.

BEDROOM THREE

12'0" x 13'0"

Another generous double room with fitted wardrobes. The window provides a pleasant garden outlook.

BEDROOM FOUR

10'8" x 10'0"

A spacious and well proportioned room with fitted wardrobes providing useful hanging and storage space. The window provides a pleasant garden outlook.

BEDROOM FIVE

10'6" x 10'3"

A fifth spacious bedroom with fitted wardrobes. Stunning field outlook.

BEDROOM SIX

12'4" x 10'0"

A lovely double room with a good shape. Fitted wardrobes.

BATHROOM

12'0" x 6'0"

Another large room fitted with a bath with shower attachment over, W.C, large wash hand basin and a shower cubicle. Chrome heated towel rail. Fully tiled to the walls and floor.

LOFT

With two entry points, the loft area is large and provides light storage space.

OUTSIDE

Windrush is a lovely large house that occupies a generous sized plot. The mature grounds provide an array of colour and interesting flowers, plants, shrubs and trees. A sweeping 'In-Out' driveway provides extensive off-street/private parking, secured with wrought iron gates. The grounds provide a high degree of privacy, with sweeping lawns and raised paved terraced areas for alfresco

dining, enjoying a family BBQ, entertaining friends etc. There is an outside swimming pool that at present is unused, however, this could be cleaned and reinstated if desired. A beautiful enclosed family garden that offers a delightful outside space for your family.

MORTGAGE SERVICES

Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

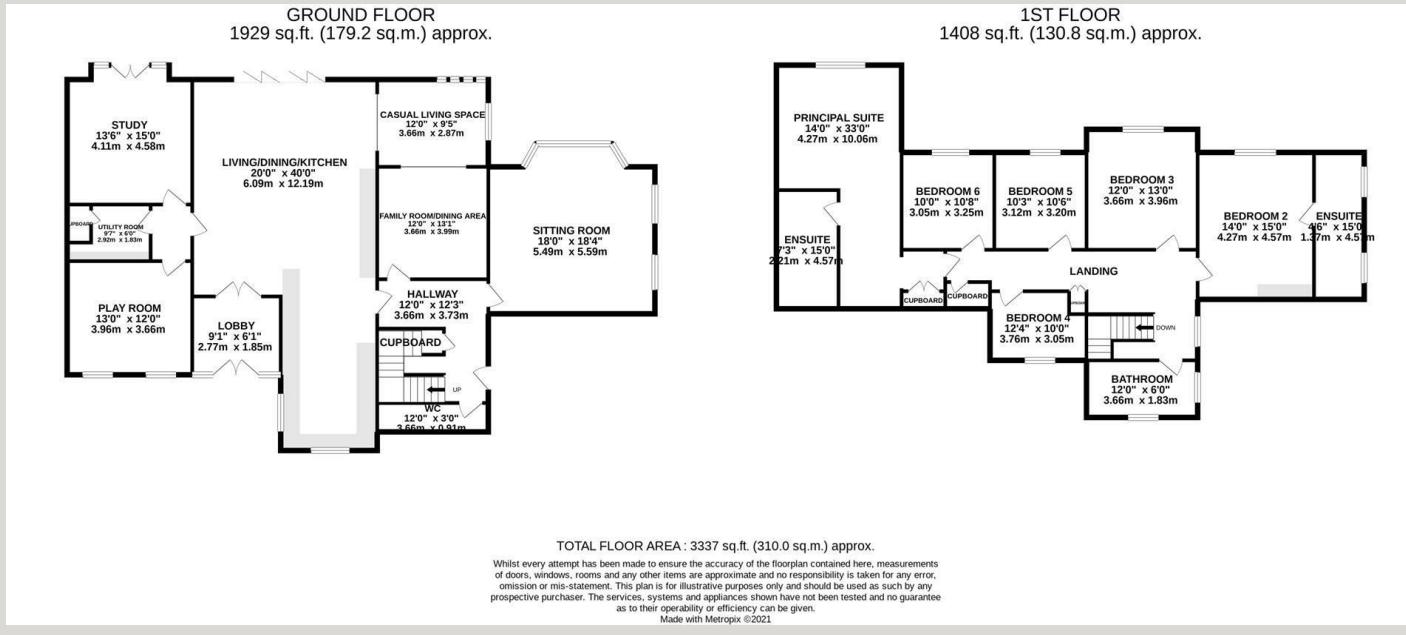
PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.



Bradford

Apperley Bridge



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



HARDISTY PRESTIGE
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 The Property
Ombudsman

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