



HARDISTY PRESTIGE

Woodlands Drive

Apperley Bridge

- Stunning period residence
- Substantial tranquil grounds
- Semi-rural Conservation area
- 4 dbl beds & 2 luxury bath's
- EPC.. E *Privately located*

EPC Rating E

hardistyandco.com

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Woodlands Drive

Apperley Bridge

A FINE PERIOD RESIDENCE with SUBSTANTIAL & ELEGANT RECEPTION SPACE, well balanced with FOUR DOUBLE BEDROOMS and TWO BATHROOMS. In the desirable Cragg Wood Conservation area - IDYLIC & SEMI-RURAL yet conveniently placed for excellent local schooling, both public & private, (with Woodhouse Grove only minutes away), amenities and access links. HANDSOME EXTERNAL FEATURES blend effortlessly with delightful and characterful internal charms. Tucked away in GENEROUS PRIVATE GROUNDS yet Apperley Bridge Train station is a short walk away. The views over the garden are enviable. A VERY RARE OPPORTUNITY INDEED. EPC - E



INTRODUCTION

A fine example of a stunning period residence, in the desirable Cragg Wood Conservation Area which provides idyllic semi-rural surroundings, combined with convenient access to excellent local schools, amenities and access links. Stone built with handsome external features, blending effortlessly with delightful and characterful internal charms, many of which are original and add such appeal. Tucked away in substantial mature grounds that provide safe family space, privacy and tranquility. The new Apperley Bridge Train station is a short walk away, getting you into the City centre in ten minutes - perfect for commuting or nights out. This commanding family home offers substantial, elegant reception rooms, fitted kitchen, guest cloaks/WC, with four double bedrooms, luxury en-suite and house bathroom. The views over the garden are enviable. A very rare opportunity indeed.

LOCATION

The property enjoys an idyllic and peaceful setting, around mature woodlands in a select and sought after private location. Woodlands Drive forms part of the local conservation area and adjoins Craggwood and surrounding greenbelt. This position is tucked away in a rural setting and is accessed via a private road, yet is extremely convenient for commuting to either Leeds or Bradford City Centres. Closer to hand are the smaller villages of Rawdon, Yeadon, Horsforth and Guiseley where a wealth of supermarkets, shops, pubs and restaurants can be found. The local schools cater for all ages and have good academic reputations, with Woodhouse Grove located only minutes away. There are train stations located in Apperley Bridge, Horsforth and Guiseley and for the more travelled commuter, Leeds - Bradford Airport is only a short drive away. There are pleasant country and woodland walks directly from the house.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to

the Horsforth roundabout. Proceed straight on along Rawdon Road/Leeds Road and just before the Rawdon traffic lights take a left turn into Mickelfield Road, then almost immediately left again into Mickelfield Lane. At the traffic lights turn left onto Apperley Lane and then take approximately the fifth left turn into Woodlands Drive. The property can be located on the right hand side. Post Code BD10 OPA.

ACCOMMODATION

TO THE GROUND FLOOR

Impressive timber front entrance door with arched detail over leading into...

ENTRANCE PORCH

Providing shelter from the elements and space to leave coats and shoes. The most stunning, ornate double timber doors, with feature stained glass detailing and matching glazed panel above, giving a taste of the stunning detailing throughout the beautiful home. Opens into...

RECEPTION HALL

18'0"

'Wow'...Such an impressive hallway with a stunning period tiled floor which the vendor advise is original. Deep ceiling cornice and picture rails blend effortlessly with the stunning spindle and balustrade staircase that curves, leading to the half landing then in turn to the first floor. Lincrusta panels to the lower walls with pleasant colour shade, divided by dado rail. Traditional style radiator. Revealed timber doors leading off into ground floor rooms.

SITTING ROOM

16'0" x 22'0"

Of wonderful proportions with a real feeling of grandeur this room forms the owners favourite room in the house and it is not difficult to see why. Warm decor scheme is divided by a picture rail with

stunning ornate lincrusta painted panel above the picture rail and deep ceiling cornice. There are three beautiful tall sash windows with feature panel below and bespoke shutters. A wood burning stove sits on a stone hearth, with attractive fire surround and adds a cosy feature on a cold night. Wall light points. Traditional style cast iron radiators.

DINING/FAMILY ROOM

16'0" x 13'0"

With high ceiling adding to the feeling of space, deep ceiling coving and two-tone decor scheme complementing the room. Fitted book shelves. This room offers versatility in the way you may wish to use it. Another lovely light room with a beautiful outlook over the garden through the two large sash windows with bespoke shutters. Two traditional style central heating radiators.

DRAWING ROOM

23'0" x 21'0"

A grand room with stunning relief moulded detailing to walls and ceiling, very much in keeping with the style and age of this property. A fantastic large walk-in bay window really lets the light flood in and gives a peaceful and lovely outlook over the gardens, as well as forming another beautiful feature. The current vendors had considered re-locating the kitchen units into this spacious room thus creating a truly amazing space. Feature open grate fire.

GUEST CLOAKS/WC

8'0" x 4'0"

A most useful convenience for busy day to day family life. Modern white suite. Useful storage cupboard.

KITCHEN

15'0" x 7'8"

A well planned kitchen fitted with a comprehensive range of units, although perfectly functional and smart there is some scope to add your own style and flair here if desired. Space for tall fridge freezer. Pleasant outlook to the front via the sash windows. Quality flooring.



TO THE FIRST FLOOR.

The stunning spindle and balustrade staircase has an oak handrail, curved and leading onto the landing.

FIRST FLOOR LANDING

Such a bright and stylish space with attractive decor theme divided by dado rail. A real feature are the traditional curved doors on the half landing which access useful storage cupboards and the large glass atrium, which has been designed to flood the landing with natural light. Deep ceiling coving with feature shaped panel ceiling with inset glazed window letting the light flow in. Stripped timber doors into...

MASTER BEDROOM

14'5" x 16'0"

An elegant, bright and spacious bedroom enjoying double aspect views through the twin sash windows. Traditional style central heating radiators. High ceiling with coving. Door into...

EN-SUITE

6'8" x 11'0"

Luxuriously appointed and where you can really enjoy unwinding at the end of a busy day. A raised bath sits in a tiled surround under the sash window, with corner tap and wall mounted controls, contemporary wall hung wash basin with mixer tap and storage space to the cupboard below, WC and a walk-in shower enclosure with electric chrome shower controls. Tall chrome ladder style radiator, inset ceiling spotlights. Half tiled to walls and tiled to the floor. This bathroom can also be accessed via the landing allowing it to be used as a house bathroom as well as an en-suite.

BEDROOM TWO

22'7" x 15'0"

What a wonderful spacious bedroom that enjoys a very light and bright feel, with light neutral decor, picture rail and ceiling coving. Floor to ceiling windows provide a lovely view over the gardens,

there is an option to add french windows which would allow access onto the balcony if desired, (subject to any necessary permissions), this would be a wonderful arrangement. Traditional style central heating radiator.

BEDROOM THREE

13'0" x 13'0"

A third spacious double with lots of light. Aspect over the front and side gardens. Traditional style radiators. Cupboards fitted into the alcoves providing useful storage space.

BEDROOM FOUR

8'0" x 15'0"

This room offers ample space for a double bed. Fitted cupboard with shelving provides useful storage space. The cupboard also houses the boiler so could be used as an airing cupboard. Neutral decor theme. Sash window overlooking the driveway and parking forecourt.

SHOWER ROOM

7'0" x 7'0"

Contemporary & luxurious! Tiled floor to ceiling in marble with a large feature window this room has a high spec suite fitted which includes a walk-in glazed shower enclosure with concealed chrome controls, shaped WC and rectangular sink that sits on a wall mounted vanity unit, not only stylish but providing discreet storage space, chrome mixer tap.

OUTSIDE

The property occupies generous level grounds, tranquil with a high degree of privacy. Made up of formal lawned gardens with a variety of mature trees and shrubs and secluded seating areas where you can relax with family or entertain your friends in style. There are children-friendly areas where they can run around to their heart's content, with ample space for their playthings and paved formal areas for the grown-ups. A substantial gravel driveway provides

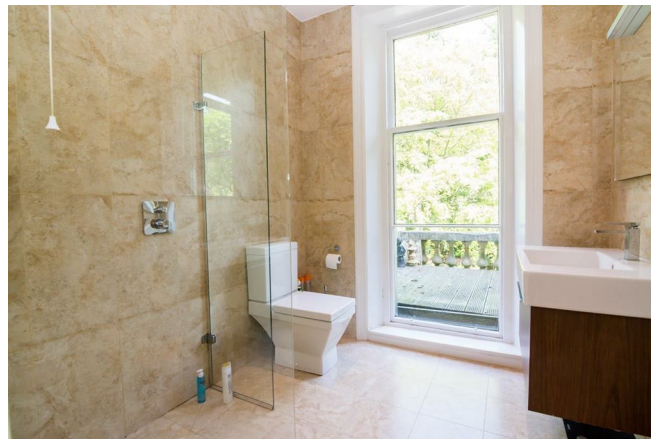
ample off-street parking and leads to the front of the property giving a super first impression. The gardens enjoy a sunny aspect and really do add a beautiful addition to this already superb family home.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

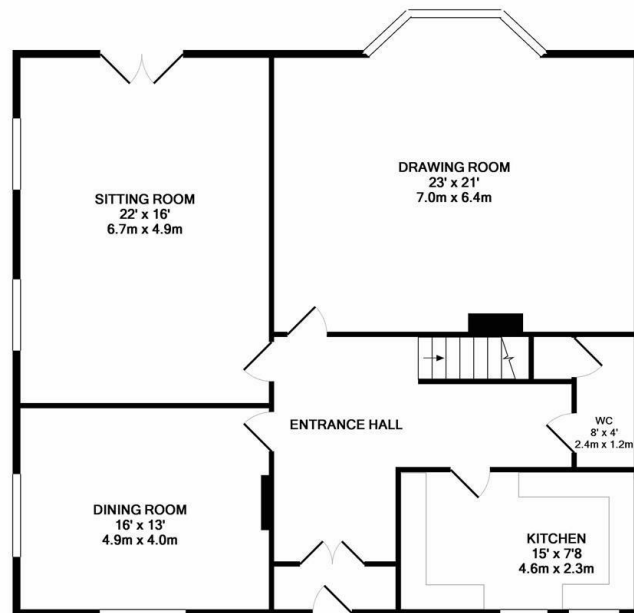
MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

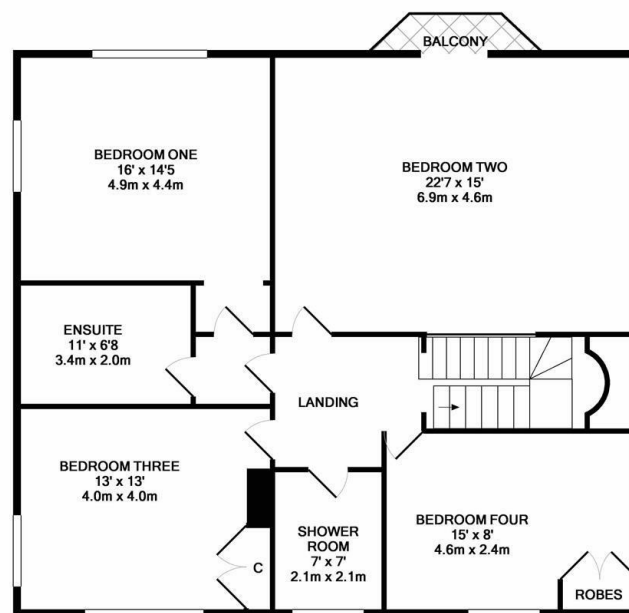


Bradford

Apperley Bridge

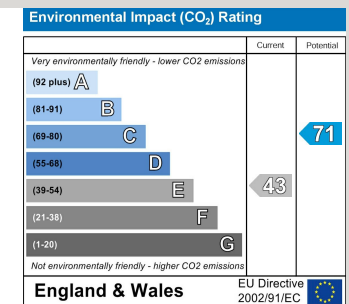
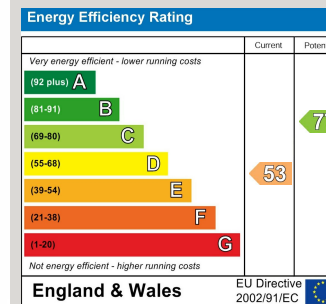


GROUND FLOOR
APPROX. FLOOR
AREA 1378 SQ.FT.
(128.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1358 SQ.FT.
(126.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2736 SQ.FT. (254.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



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