



ELM LODGE WOODLANDS DRIVE BRADFORD, BD10 0NX

£875,000
FREEHOLD

This elegant Victorian home blends period charm with modern comfort, set on the edge of the Cragg Wood Roads Conservation Area and green belt land. With a premium kitchen, spacious living areas, landscaped gardens, and a recent extension, it offers stylish and versatile family living in a sought-after location.

MONROE

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ELM LODGE WOODLANDS DRIVE

- Surrounded by green belt and nature • Beautifully landscaped south-facing garden and patios • Spacious living and dining rooms with fireplaces • Bifolding doors open to outdoor living • Premium 2020 kitchen with luxury appliances • Extended in 2022 for modern flow • Four bedrooms plus en suite and storage • Three bathrooms including two with showers • Driveway fits three or more vehicles • Sought-after Cragg Wood conservation area border



Elm Lodge, Woodlands Drive

Monroe is proud to present this beautifully extended and characterful link-detached home, originally built in the 1850s, situated on Apperley Lane and set on the edge of the Cragg Wood Roads Conservation Area, bordering protected Green Belt land. This unique property offers private access to the conservation area, with a wealth of nature walks just moments away, perfect for families and commuters alike or individuals who love to entertain

Apperley Bridge train station is conveniently located nearby, with direct links to both Bradford City Centre and Leeds City Centre in as little as ten minutes.

While Apperley Lane provides excellent accessibility for commuters, it is a busier road, so potential buyers should be aware there may be some road noise at the front of the property. However, once inside, the home's new double glazing keeps it quiet and ensures a peaceful retreat, allowing you to fully enjoy the tranquillity of your surroundings. and enjoy the private retreated side garden for that peace of tranquillity.

Blending period charm with modern living, this home benefits from being within the catchment area of some of the region's best schools, making it an ideal location for families. The ground floor opens into a welcoming entrance hall, with a spacious dining room to the left and a generous living room to the right, both featuring original fireplaces and beautiful sash windows. A practical utility room with excellent storage leads into a stylish kitchen-family space, refitted in 2020 with wood and granite worktops and premium integrated Miele and

Gaggenau appliances, including induction hob, oven, fridge, and microwave. A sleek modern shower room sits conveniently off the kitchen, while bifolding doors open onto the landscaped, south-facing garden. The kitchen also features a covered well, adding to its unique charm.

Upstairs, the home offers four bedrooms, including a principal bedroom with an en suite shower room, a contemporary family bathroom, and a spacious fourth bedroom with a large wardrobe rather than built-in storage — ideal for a nursery or home office. The home also offers potential for further extension, with the opportunity to convert the spacious loft, adding even more living space if desired. Additionally, there is a large basement — original to the house — providing access to the living room should you choose to open this back up, offering even more scope to customise the property to your needs.

Externally, the landscaped front garden features a newly laid patio, offering a welcoming outdoor space. To the rear, a second, quieter garden provides a peaceful retreat, featuring a pergola and a stylish summerhouse — perfect for relaxing or entertaining. The property's driveway comfortably accommodates 5 or more vehicles.

This home offers the best of both worlds: a prime location for easy commuting and excellent schools, combined with private, tranquil living spaces and a wealth of potential for future development.

REASONS TO BUY

- Exclusive Access to Cragg Wood Conservation Area – Private route offering direct access to scenic walking trails.
- Surrounded by Green Belt Land – Enjoy peace, privacy, and an abundance of natural beauty on your doorstep.
- Extensively Renovated – Fully updated with new windows, central heating, kitchen-diner extension, and more, blending period charm with modern living.
- New double glazing helps keep the house quiet and peaceful, allowing you to unwind in tranquillity.
- Indoor/Outdoor Living – Bi-folding doors open onto the landscaped, large south-facing garden, creating a seamless transition between indoors and outdoors, perfect for entertaining.
- Log Burner & Open Fire – Cosy up with both a log burner in the living room and an original open fire in the dining room, perfect for winter evenings.
- Development Potential – Opportunity to convert the loft for extra living space or explore the full potential of the large basement, offering further expansion possibilities.
- Three Bath/Shower Rooms – Including one en suite and a family bathroom, offering ultimate convenience and comfort for family living.
- Spacious, Private Driveway – Ample parking space for 5+ vehicles, adding to the property's practicality and desirability.
- Peaceful Evenings – Enjoy quiet, undisturbed evenings in your beautifully landscaped, south-facing gardens — ideal for relaxation after a busy day or hosting friends.

ENVIRONS

The property is conveniently located with easy access to both Leeds and Bradford, as well as the Leeds Bradford

International Airport, which makes it an ideal location for international commuters. The nearby Apperley Bridge station is just a short walk away. There is also a direct rail link to Bradford City Centre. There are plenty of amenities nearby, including shops and excellent local schools that cater to all ages and have a great academic reputation. Private schools like Woodhouse Grove and Bronte House are also well-regarded in the area. Micklefield Park and Rawdon Golf and Lawn Tennis Club are just a short drive away, offering easy access to outdoor activities. Moreover, the nearby villages of Yeadon, Horsforth, and Guiseley have a wide range of supermarkets, shops, pubs, and restaurants to explore.

SERVICES

We are advised that the property has mains gas, water and electricity.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds

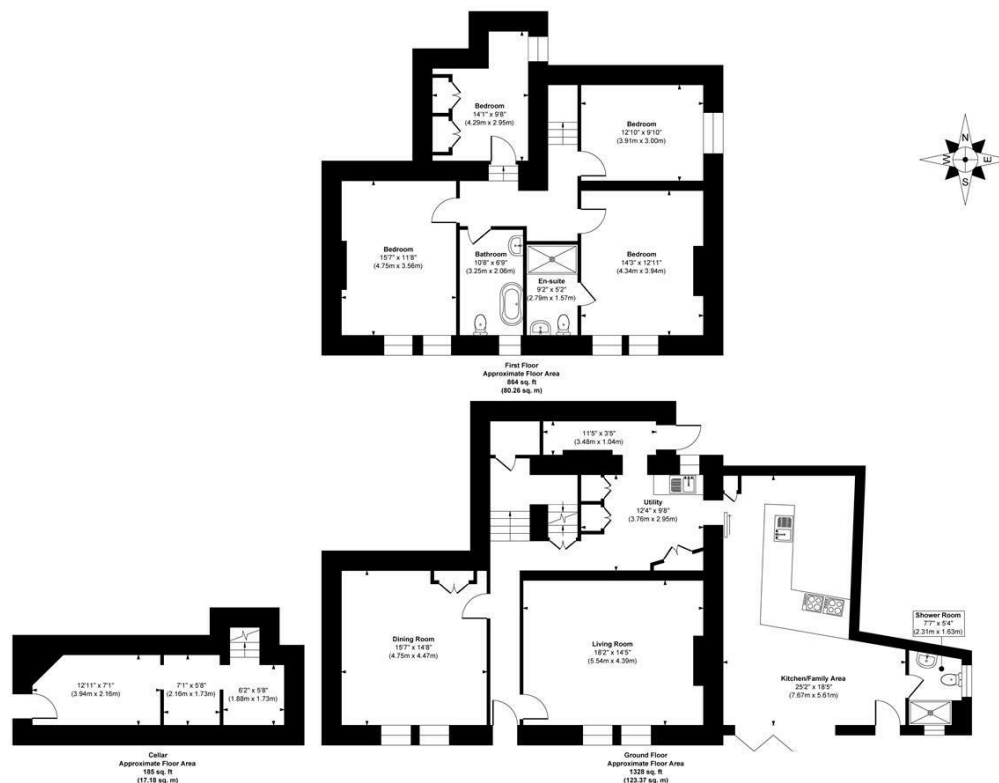
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2377.00 sq ft

Tenure – Freehold

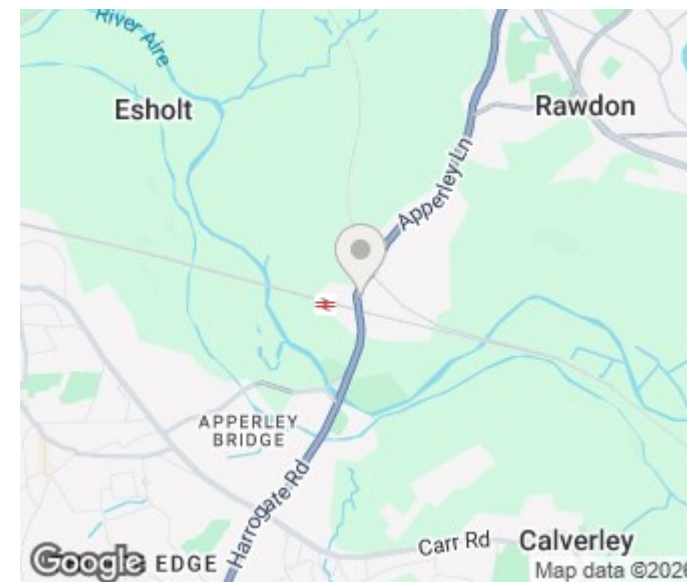




Approx. Gross Internal Floor Area 2377 sq. ft / 220.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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| 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 | |

81

73

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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