

HUNTERS®

HERE TO GET *you* THERE

6 River Way, Apperley Bridge, Bradford, BD10 0FP

Offers In Excess Of £475,000

Property Images



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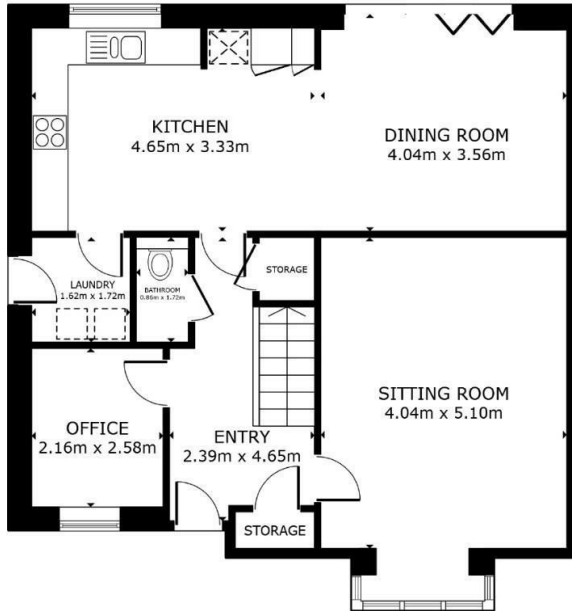


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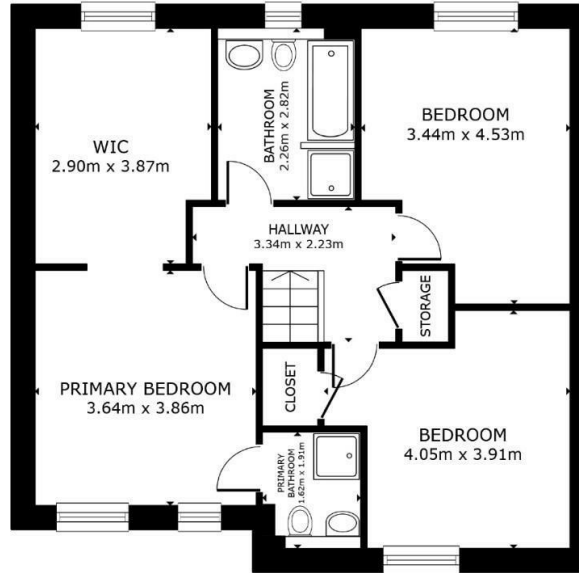
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GROUND FLOOR



FLOOR 1



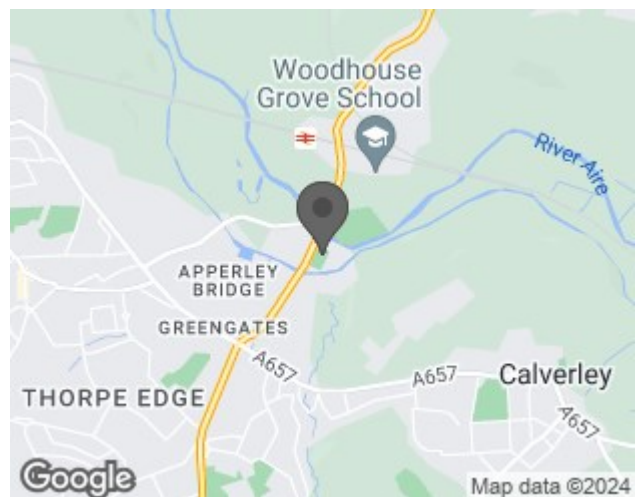
GROSS INTERNAL AREA
 GROUND FLOOR 76.5 sq.m. FLOOR 1 72.4 sq.m.
 TOTAL: 148.9 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2
 Tenure: Freehold

Welcome to a captivating modern stone detached family home, perfectly situated in a peaceful cul-de-sac and boasting an array of desirable features. This residence offers a harmonious blend of style and functionality, with a particular focus on modern living and comfort.

Upon entering through the welcoming hallway, you are greeted by a sense of space and warmth that sets the tone for the entire property. The ground floor unfolds to reveal a spacious lounge, providing an ideal setting for relaxation and family gatherings. A versatile study/playroom offers additional space for work or leisure, catering to the diverse needs of the modern family.

The heart of this home lies in its open-plan living kitchen, where modern units, integrated appliances, and bi-folding doors seamlessly merge to create a stylish and practical space. The connection to the rear garden invites the outdoors in, making it the perfect setting for both everyday living and entertaining. The utility room adds an extra layer of convenience to the ground floor layout.

Ascending to the first floor, the master bedroom takes center stage with its ensuite shower room and walk-in dressing room, which cleverly doubles as a flexible space, formerly a fourth double bedroom. Two additional well-proportioned double bedrooms and the main house bathroom complete the first-floor accommodations, providing ample space for family and guests.

Externally, the property boasts a planted garden to the front and a driveway to the side, ensuring convenient off-street parking. The rear garden, featuring a southerly aspect, is a private oasis with a well-maintained lawn, fenced boundaries, and a patio area perfect for al fresco dining. The garage has been ingeniously part-converted to accommodate an occasional room, ideal for a lucky teenager's retreat or as a home office.

Strategically positioned, this property offers easy access to a wide range of local amenities, including the nearby Apperley Bridge train station. Families will appreciate the proximity to esteemed educational institutions such as Bronte House and Woodhouse Grove schools. Additionally, the picturesque woodland and canal side walks in the vicinity provide the perfect backdrop for outdoor leisure and exploration.

Features

• SOUGHT AFTER LOCALITY • FORMERLY FOUR BEDROOMS • OPEN PLAN LIVING KITCHEN WITH BI FOLDING DOORS • REMAINDER OF BUILDERS GUARANTEE • CLOSE TO WOODHOUSE GROVE AND TRAIN STATION • CLOSE TO WOODLAND AND CANAL SIDE WALKS • PART CONVERTED GARAGE TO CREATE OCCASIONAL ROOM / HOME OFFICE • HIGH SPECIFICATION • GUEST WC AND UTILITY ROOM • EPC RATING = B