

# HUNTERS®

HERE TO GET *you* THERE

**11 Valley View Drive, Apperley Bridge, Bradford, BD10 0FF**

**Offers In Excess Of £349,950**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

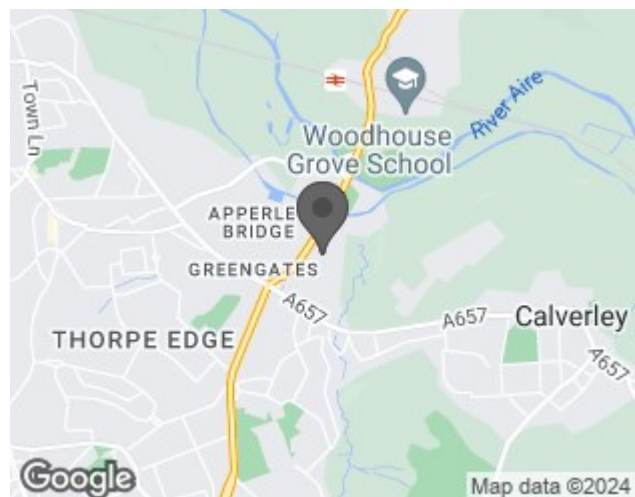




## EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Map



## Details

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

Welcome to this stunning three-bedroom, three-storey modern townhouse, perfectly positioned to offer an unparalleled living experience. Nestled in a highly sought-after and desirable estate, this property boasts a prime location backing onto fields, providing breathtaking far-reaching views that will captivate you.

Upon entering, you are greeted by an inviting entrance hallway leading to a guest WC and an open-plan living kitchen. The kitchen, adorned with modern and contemporary units, is a true culinary haven. What sets this property apart is the inclusion of BI FOLD DOORS, seamlessly connecting the indoor and outdoor spaces, allowing natural light to flood the room and providing direct access to the rear garden.

The first floor reveals a sophisticated living room and a luxurious master bedroom featuring an adjoining en suite, creating a private retreat for relaxation. Ascend to the second floor, where two additional double bedrooms and a modern house bathroom await, providing ample space for family or guests.

Outside, the property is graced with a landscaped rear garden, complete with a well-maintained lawn, fenced boundaries for privacy, and a delightful decked terrace featuring a pergola – an ideal spot for al fresco dining or simply enjoying the serene surroundings.

This high-specification home is adorned with top-quality fixtures and fittings throughout, ensuring a luxurious and contemporary lifestyle. With a driveway at the front accommodating off-street parking for two cars, convenience is coupled with elegance.

Situated in the heart of the sought-after Apperley Bridge development, residents enjoy excellent access to a variety of local shops, esteemed schools, and convenient transportation options, including the nearby train station. Picturesque canal side walks add a touch of tranquility, creating a perfect blend of urban convenience and natural beauty.

## Features

- BACKS ONTO FIELDS • SUPERBLY PRESENTED MODERN TOWNHOUSE • LANDSCAPED GARDENS • ENSUITE TO MASTER • BI FOLDING DOORS TO REAR • CLOSE TO TRAIN STATION, AMENITIES AND HIGHLY REGARDED SCHOOLS • HUNTERS 360 TOUR • FAR REACHING VIEWS • REMAINDER OF BUILDERS GUARANTEE • EPC RATING = B