

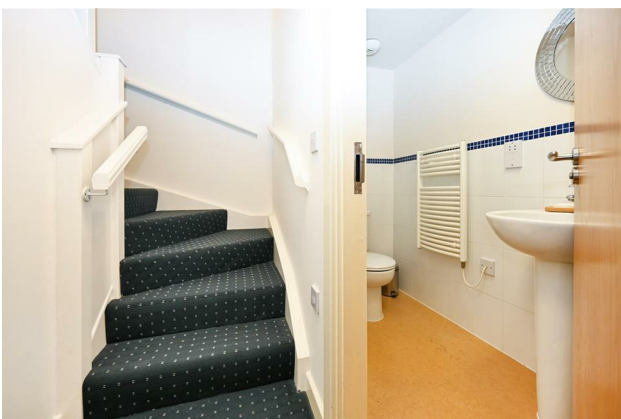
# HUNTERS®

HERE TO GET *you* THERE

**106 Whitfield Mill Meadow Road, Apperley Bridge, Bradford, BD10**

**Price £164,950**

**Property Images**



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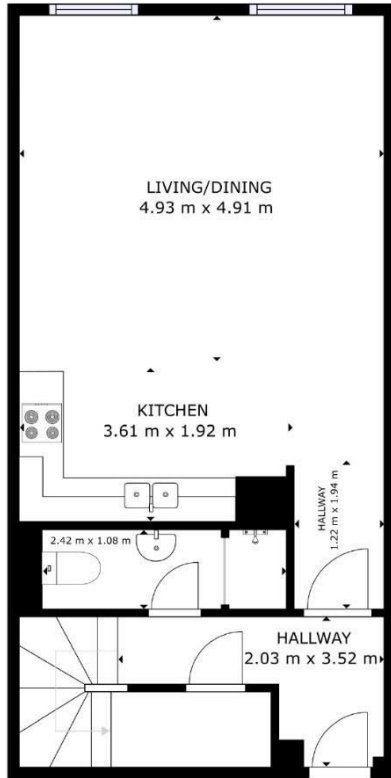
## Property Images



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## Property Images



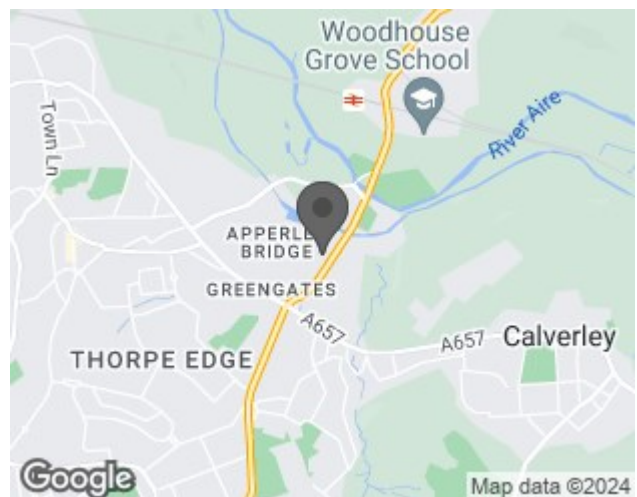
GROSS INTERNAL AREA  
 FLOOR 1: 50.1 m<sup>2</sup> FLOOR 2: 30.22 m<sup>2</sup>  
 TOTAL: 80.32 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	85
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Duplex Beds: 2 Bathrooms: 2 Receptions: 1  
 Tenure: Leasehold

Welcome to this well-presented and spacious two-bedroom duplex apartment, located in a delightful mill conversion beside the Leeds-Liverpool Canal with access to the waterfront. Situated in the heart of Apperley Bridge, this property offers convenient access to the train station, local amenities, and excellent bus and road links. With a neutral decor theme, stunning exposed stone walling, and feature picture windows in the living/dining kitchen, this apartment exudes charm and character.

As you enter, you are welcomed into a practical entrance hall with fitted storage, leading to the first floor via a staircase. The first level unfolds into a superb, large, bright, and airy living/dining kitchen space with bathroom. The feature picture windows not only flood the room with natural light but also provide scenic views of the surroundings. The solid wood flooring adds a touch of warmth, complementing the impressive character of the exposed stone walling. This versatile space accommodates both living and dining areas, allowing for a comfortable and functional layout.

The modern fitted kitchen is equipped with integrated appliances, offering convenience and style. The layout provides ample space for sofas and a dining table and chairs, creating a welcoming environment for both relaxation and entertainment. A well-appointed shower room on this floor adds practicality and serves the needs of the living space.

Ascending to the next level, you'll discover a generously sized double bedroom which benefits from an ensuite shower room, providing a private and convenient space. In addition there is a good sized single bedroom. Throughout the apartment, the neutral decor theme enhances the feeling of space and allows for personalization to suit your taste.

Externally, the property is surrounded by well-tended communal grounds, providing a pleasant outdoor environment. The secure intercom entry system ensures peace of mind, and the permit parking adds to the convenience. Additionally, a dedicated store/bike store is available, catering to your storage needs.

This attractively priced duplex apartment is offered with no upward chain, making it an enticing opportunity for prospective buyers. The location in Apperley Bridge offers a semi-rural setting with the Leeds/Liverpool Canal and the Aire Valley nearby. The convenience of the train station, providing quick access to Leeds and other business regions, further enhances the appeal of this location. Local schools such as Bronte House and Woodhouse Grove, as well as amenities in neighboring villages, contribute to the overall desirability of this property.

## Features

- STYLISH DUPLEX APARTMENT • ADJACENT TO CANAL • FORMING PART OF SOUGHT AFTER CONVERSION • TWO BATHROOMS (ONE ENSUITE) • CLOSE TO TRAIN STATION AND AMENITIES • GATED BARRIER AND INTERCOM ENTRY SYSTEM • RESIDENTS PARKING AND COMMUNAL GROUNDS • NO ONWARD CHAIN • HUNTERS 360 TOUR • EPC RATING = C