

# HUNTERS®

HERE TO GET *you* THERE

1 Crompton Way, Bradford, West Yorkshire, BD10 0DZ

Price £424,950

Property Images



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## Property Images



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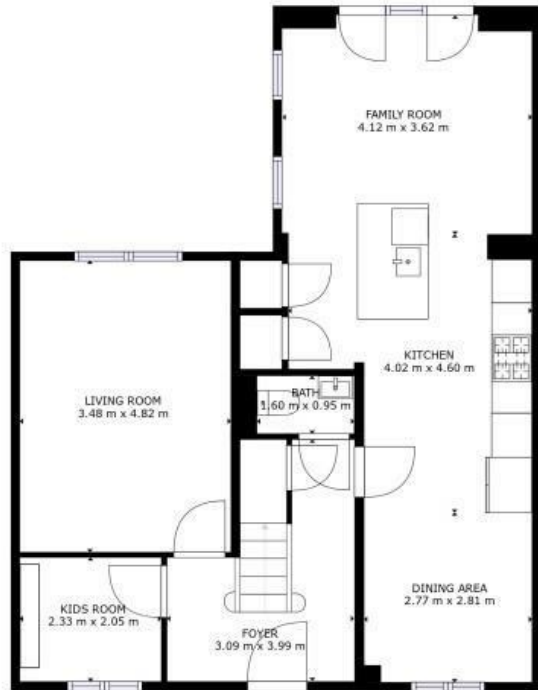
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## Property Images

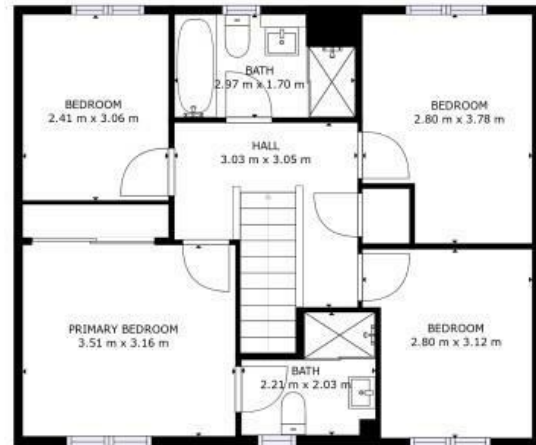


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FLOOR 1



FLOOR 2

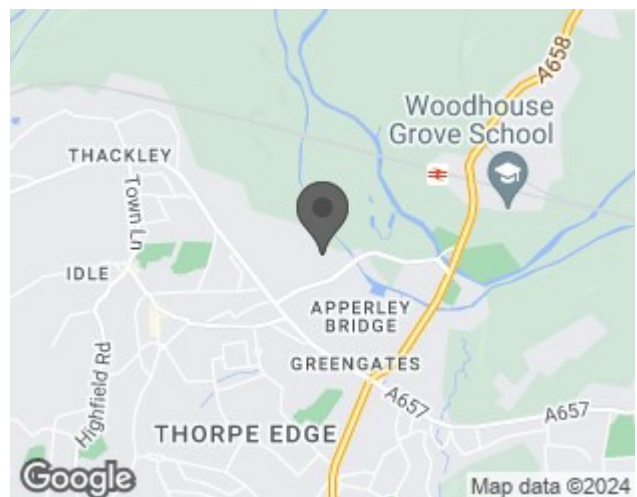
GROSS INTERNAL AREA  
FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 59 m<sup>2</sup>  
TOTAL: 134 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		83	
(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: House - Detached Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

Boasting an OPEN PLAN LIVING KITCHEN with BI FOLDING DOORS, a GARDEN WITH SOUTHERLY ASPECT and sitting on a CORNER PLOT this fantastic property benefits from FAR REACHING VIEWS and HIGH QUALITY FIXTURES AND FITTINGS throughout. Sure to make the perfect family home the property is also within easy reach of several nearby primary and secondary schools.

Accommodation briefly consists of an entrance hallway, guest WC, a playroom / study, a spacious lounge with French doors leading out to a decked terrace and the living kitchen – consisting of a dining, living area and kitchen with bi-folding doors leading out to southerly facing landscaped gardens, a central island with breakfast bar and integrated appliances this room is the epitome of modern living and a perfect space for a family or those who love to entertain. To the first floor can be found the master bedroom with ensuite shower room and lovely views, a further three double bedrooms and the main house bathroom.

Externally there is a garden to the front and an enclosed garden to the rear. With paved, lawned and decked areas the garden is relatively low maintenance and perfect for kids or al fresco dining during the summer months. Beyond the rear garden is a detached garage which has been split to create a home office and driveway with fast charging point for an electric car.

Situated within this sought after, modern estate within the extremely popular Apperley Bridge the property is within easy reach of the marina, picturesque canal-side walks, a train station and the aforementioned schools.

## Features

- LIVING KITCHEN WITH BI FOLD DOORS • LANDSCAPED GARDENS • REMAINDER OF BUILDERS GUARANTEE • FAR REACHING VIEWS • MASTER SUITE • PART COVERED GARAGE TO CREAT HOME OFFICE AND DRIVEWAY • HIGH SPECIFICATION • CLOSE TO SCHOOLS AND TRAIN STATION • HUNTERS 360 TOUR • EPC RATING = B