

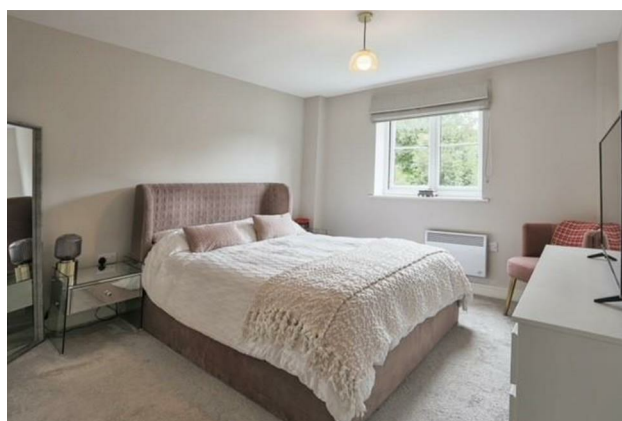
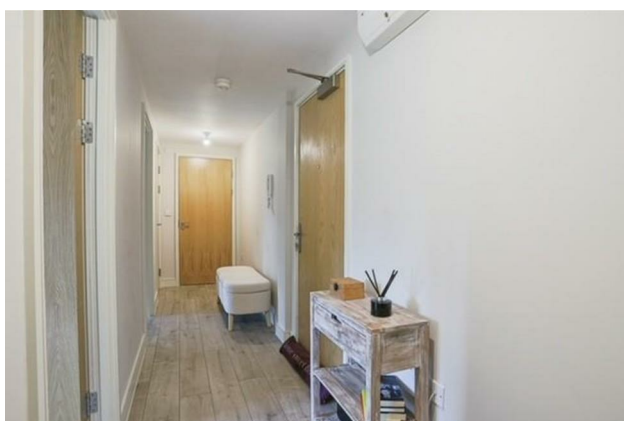
# HUNTERS®

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**105, Waterside View Harrogate Road, Bradford, BD10 0FR**

**Offers In The Region Of £174,950**

Property Images



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## Property Images



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FLOOR PLAN

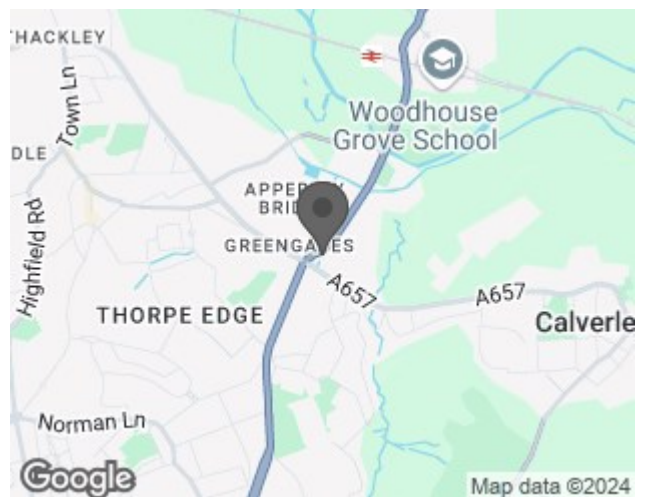
GROSS INTERNAL AREA  
FLOOR PLAN: 61 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		74	74
(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: Apartment Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Welcome to this immaculate two double bedroom apartment, nestled in the highly coveted locale of Apperley Bridge. Boasting a prime location within easy reach of the train station and picturesque canal walks, this property offers a lifestyle of convenience and charm. With no chain, it presents an ideal opportunity for both first-time buyers and astute investors alike.

Upon entering, you're greeted by a modern and airy open-plan kitchen and living area, illuminated by abundant natural light streaming through the Juliette Balcony. The kitchen exudes contemporary elegance with its sleek light grey cabinetry, complemented by integrated appliances including a fridge/freezer, oven, induction hob, and slimline dishwasher.

The master bedroom, generously proportioned, features an en-suite bathroom adorned with chic ceramic tiling, a separate shower cubicle, and a chrome heated towel rail, ensuring both style and functionality. A second spacious double bedroom offers flexibility and comfort, perfect for guests or as a home office space.

Completing the accommodation is a stylish house bathroom boasting stone-colored wall tiles, a Luxe Basin & Bath ensemble, and another chrome heated towel rail for added luxury.

Outside, residents are treated to well-maintained communal lawns, providing a serene backdrop for relaxation. Allocated parking spaces ensure hassle-free parking for residents, supplemented by ample visitor parking for added convenience.

With excellent shopping amenities at the nearby Sainsbury's complex, convenient transport links, and a plethora of local bars and restaurants within easy reach, this property epitomizes modern living at its finest. Don't miss out on the opportunity to make this meticulously maintained apartment your own.

## Features

- FIRST FLOOR APARTMENT WITH LIFT ACCESS
- OPEN PLAN LIVING KITCHEN WITH JULIET STYLE BALCONY
- PLEASANT OUTLOOK
- RESIDENTS PARKING
- NO ONWARD CHAIN
- CLOSE TO TRAIN STATION
- SUPERBLY PRESENTED
- ENSUITE TO MASTER