

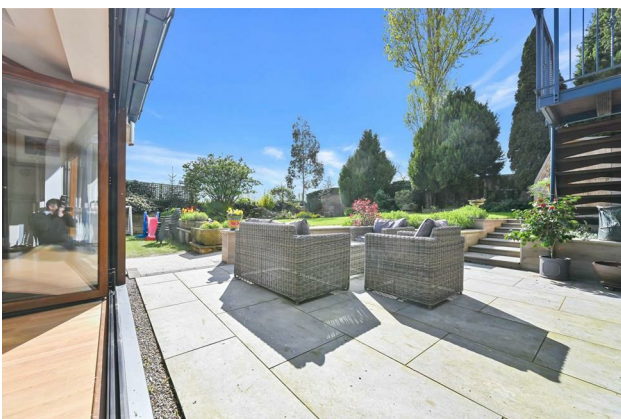
HUNTERS®

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Bronte View Acacia Park Drive, Rawdon, Bradford, BD10 0PL

Offers In The Region Of £1,250,000

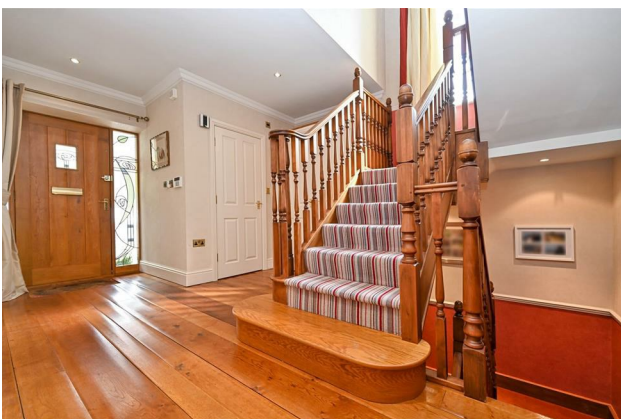
Property Images



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GROSS INTERNAL AREA
 FLOOR 1 98.9 m² FLOOR 2 128.1 m² FLOOR 3 122.4 m² FLOOR 4 39.9 m²
 EXCLUDED AREAS : REDUCED HEADROOM 11.9 m²
 TOTAL : 389.3 m²
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			
(81-91) B			
(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: 6 Bathrooms: 5 Receptions: 2
 Tenure: Freehold

Hunters Exclusive Homes have been selected to bring to the market "Bronte View," a cherished family home offering space, versatility, and modern comfort across four inviting levels. Nestled in the sought-after area of Acacia Park Drive within the Cragg Wood Conservation area, this substantial residence boasts opulent interiors, landscaped gardens, and proximity to local amenities and esteemed schools.

As you step into the lower ground floor, you'll discover a welcoming sun room with ancillary kitchen is flooded with natural light from bi-fold doors that seamlessly connect indoor and outdoor living spaces. A tranquil double bedroom with garden access provides a peaceful retreat, accompanied by a stylish bathroom and a flexible room ideal for entertaining, home office - this room is also sound proofed so ideal as a music room. With it's own external access this floor would be ideally suited for an independent living space for a family member

On the ground floor, where there is extensive solid oak flooring, an entrance hallway leads to a guest WC, cloaks cupboard, and an open-plan breakfast kitchen with a dining area. French doors open to a veranda with electric awning and scenic views. The sitting room and lounge/dining room offer comfort and style for relaxation and gatherings.

The first floor consists of a master suite with a walk-in dressing room and ensuite, along with another double bedroom and a sumptuous spa bathroom with multi jet Jacuzzi bath and steam room. Also to this floor is the snooker / games room with Juliet style balcony to the rear.

On the top floor, a spacious landing/study area leads to two additional double bedrooms, each with ensembles, and eaves storage.

Outside, landscaped gardens and ample parking await with a through driveway. A planted garden at the front enhances curb appeal, while a double detached garage provides convenience. The rear enclosed garden offers a haven for family enjoyment, with lawns, planting, storage, and privacy for outdoor gatherings. There is also an artificial lawned / play area. A retractable awning provides some shade on hot sunny days.

"Bronte View" is sure to make the perfect family home. Nestled within the prestigious Cragg Wood Conservation area the property boasts an enviable position close to shops, amenities, woodland walks, and prestigious schools. The nearby Apperley Bridge train station makes the center of Leeds an around eleven minute commute and Leeds Bradford airport is a short drive away.

Features

- SUBSTANTIAL FAMILY HOME OVER FOUR FLOORS • SUN ROOM WITH BI FOLD DOORS • BREATHTAKING VIEWS • CRAGG WOOD CONSERVATION AREA • CLOSE TO BRONTE HOUSE AND WOODHOUSE GROVE SCHOOLS • LANDSCAPED GARDENS WITH SOUTHERLY ASPECT • DETACHED DOUBLE GARAGE AND DRIVEWAY • SNOOKER ROOM AND LARGE MASTER SUITE • HUNTERS 360 TOUR • THE PERFECT FAMILY HOME