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

Offers In The Region Of £1,150,000

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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		66	74
(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

"Bronte View" is sure to make the perfect family home. Nestled within the sought-after Cragg Wood Conservation area the property boasts flexible accommodation, well equipped interiors, and an enviable position close to shops, amenities, woodland walks, and prestigious schools.

Ground floor

The sizable hallway has extensive oak flooring, guest WC, and cloaks cupboard. The open plan dining-kitchen is fully fitted with integrated appliances, an induction hob, and porcelain sink with water filter and waste disposal unit. French doors lead from the dining area to a veranda with electric awning, power points, and beautiful south facing views.

The substantial sitting room is divided into distinct areas, enhancing the versatility of the space, a full-length window overlooks the rear garden and far-reaching views, whilst French doors lead to the veranda and garden. A further reception room is utilised as a TV/study room which could be used as a formal dining room.

First floor

The first floor has a master suite which runs the full width of the house with a dressing room, bedroom and ensuite bathroom. The snooker/games room has a Juliet balcony with views over the Aire Valley and a further bedroom and spa bathroom complete this floor. The bathroom is comprised of a double Jacuzzi bath, separate rain shower, and fully tiled steam room.

Second floor

The second floor has a spacious landing with two double ensuite bedrooms. The whole floor has fully boarded insulated eaves providing extensive storage.

Lower ground floor

The lower ground floor contains spacious rooms currently utilised as a double bedroom with French doors to the patio, a partly soundproofed music room, a shower room, ancillary kitchen, and a sunroom. The kitchen has fully fitted units, a gas cooker and provides space for a dishwasher, washing machine, and dryer. The sunroom has bifold doors to the patio and an extremely private rear garden.

External

There is ample parking to the front, alongside a substantial double detached garage, and surrounded by a planted garden. The rear enclosed garden offers a haven for family enjoyment, with lawns, planting, storage, an all-weather play area, and provides privacy for outdoor gatherings.

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 / GAMES ROOM / BEDROOM • LARGE MASTER SUITE • CLOSE TO RAIL AND AIR TRANSPORT