

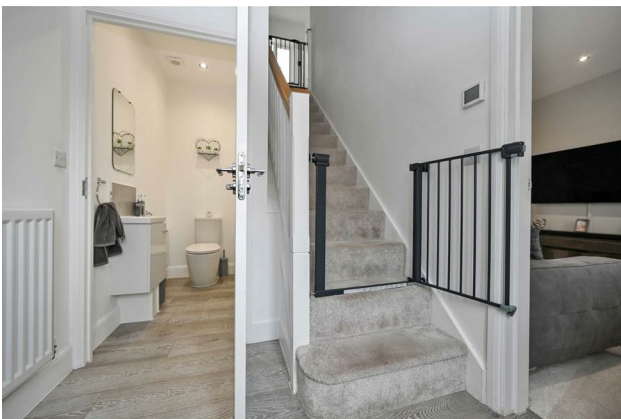
# HUNTERS®

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**46 Dobson Rise, Bradford, BD10 0EW**

**Offers In Excess Of £374,950**

Property Images



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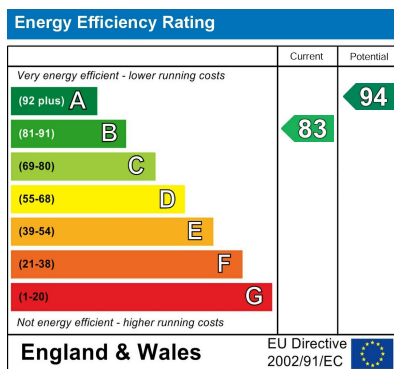




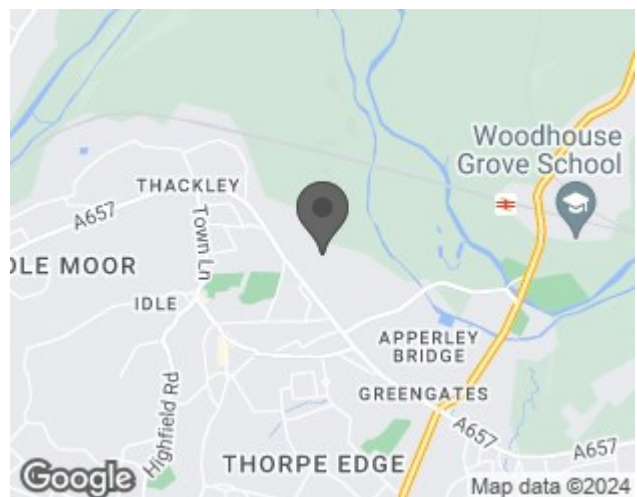
GROSS INTERNAL AREA  
 FLOOR 1: 51 m², FLOOR 2: 50 m²  
 TOTAL: 101 m²  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC



## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Introducing a captivating 4-bedroom detached family residence, nestled within the esteemed residential enclave of Apperley Bridge which backs onto open fields. This exquisite property is ideally situated, boasting proximity to the serene Leeds Liverpool Canal, enchanting woodland trails, reputable educational institutions, and convenient access to the local train station, rendering it an idyllic abode for modern family living.

Step into the home through a neat entrance hallway, where you're greeted with a sense of warmth and comfort. To the right, the heart of the home unfolds into a splendid open-plan kitchen/dining area, seamlessly integrating with the lush rear garden vistas. This inviting space is meticulously designed to accommodate gatherings and culinary adventures, complemented by a thoughtfully positioned utility area and convenient downstairs w/c. On the left, discover a charming family living zone, offering a sanctuary for relaxation and cherished moments with loved ones.

Ascending to the first floor, three generously proportioned bedrooms await, alongside a versatile fourth bedroom, ideal for a nursery or home office, catering to the diverse needs of modern family lifestyles. The centrally located family bathroom ensures effortless accessibility for all occupants, promising convenience and comfort.

Externally, the property continues to impress with expansive gardens at both the front and rear, bathed in sunlight throughout the seasons, providing an inviting outdoor sanctuary for leisurely pursuits and alfresco dining experiences.

This remarkable family home effortlessly combines contemporary comfort with timeless elegance, offering an unparalleled lifestyle within a coveted residential locale. Discover the epitome of refined living in this exquisite Apperley Bridge residence.

## Features

- BACKS ONTO FIELDS • EXECUTIVE FOUR BEDROOM DETACHED • MASTER SUITE • LARGE GARDEN • SOUGHT AFTER DEVELOPMENT CLOSE TO CANAL AND TRAIN STATION • HUNTERS 360 TOUR • CLOSE TO HIGHLY REGARDED SCHOOLS • REMAINDER OF BUILDERS GUARANTEE • CUL DE SAC POSITION • GARAGE AND DRIVEWAY