

# HUNTERS®

HERE TO GET *you* THERE

168 Apperley Road, Bradford, BD10 9TP

Offers In The Region Of £365,000

Property Images

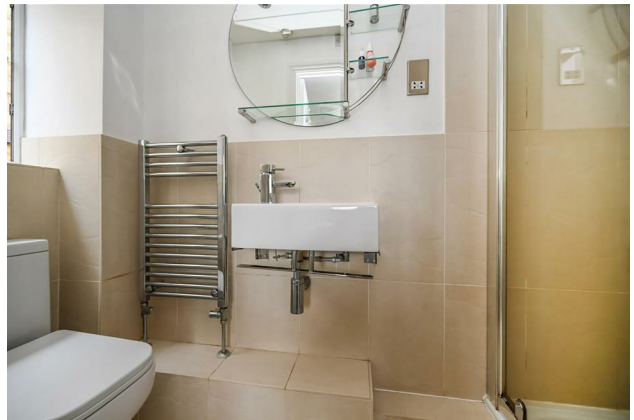




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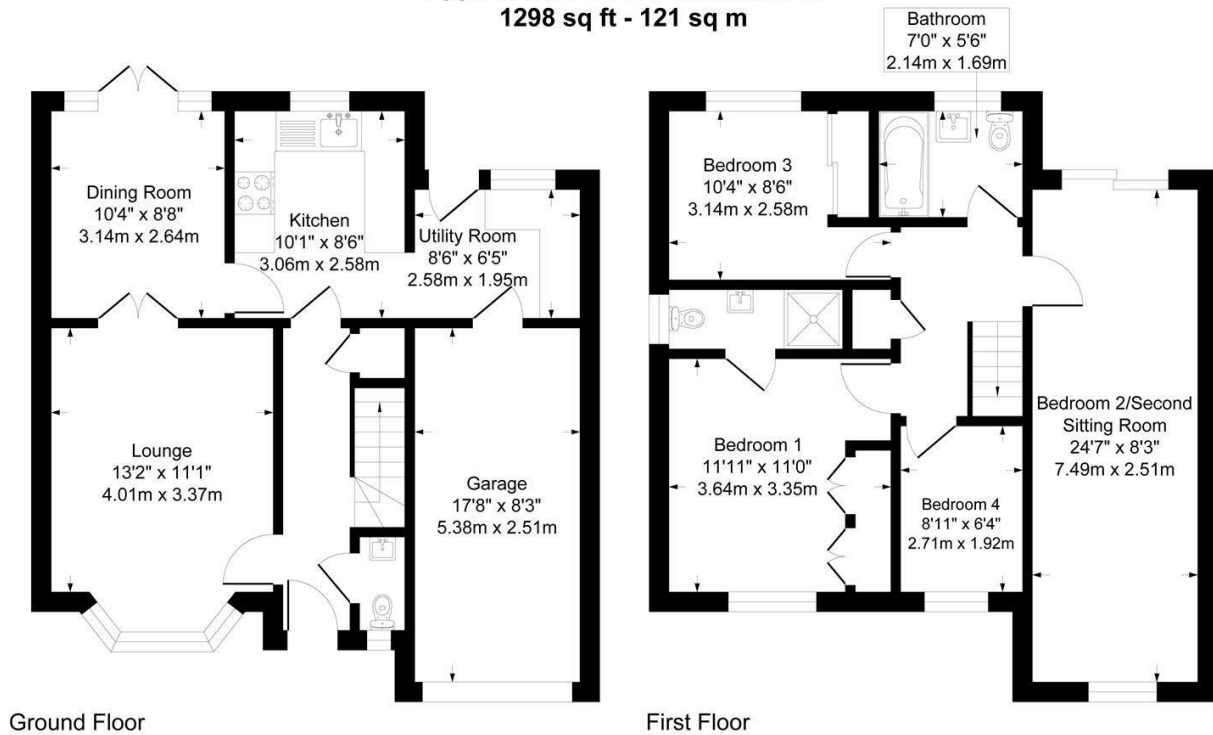


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**Approximate Gross Internal Area**  
1298 sq ft - 121 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	80
(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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

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



## Summary

Welcome to this beautifully presented 4 bedroom detached home, perfectly situated in the highly regarded and sought-after Apperley Bridge area of Bradford. Originally built as a 3 bedroom detached in 1997, this property has been thoughtfully extended to provide flexible family accommodation.

Nestled in a prime location, this home offers easy access to fantastic walks along the Leeds Liverpool Canal and Marina, right on your doorstep. Ideal for commuters, Apperley Bridge Train Station provides quick access into Leeds, with the journey taking less than 15 minutes. Excellent public and private schools are nearby, and Leeds Bradford Airport is just a 10-minute drive away, making travel convenient.

The property benefits from gas central heating, UPVC double glazing, modern fixtures and fittings, and solar panels, ensuring energy efficiency. The layout includes a welcoming entrance hall leading to a spacious lounge with a charming bay window, a dining room perfect for family meals, and a modern Wren kitchen installed approximately 3 years ago, complemented by a utility room for added convenience.

On the first floor, there are four well-proportioned bedrooms, including an en-suite shower room to the master bedroom, along with a family bathroom. Outside, the property features a driveway and garden to the front, leading to a single integral garage. The private rear garden, mainly laid to lawn, enjoys a sunny aspect, making it ideal for outdoor relaxation and entertaining.

Internal viewing is essential to fully appreciate the accommodation on offer in this delightful family home. Don't miss the chance to make this wonderful property your own in the desirable Apperley Bridge area.

## Features

- DETACHED FAMILY HOME • SOUGHT AFTER LOCATION • CLOSE TO CANAL • SOLAR PANELS • ENSUITE TO MASTER • UTILITY ROOM AND GUEST WC • INTEGRAL GARAGE • PRIVATE GARDEN • CLOSE TO TRAIN STATION AND SCHOOLS