

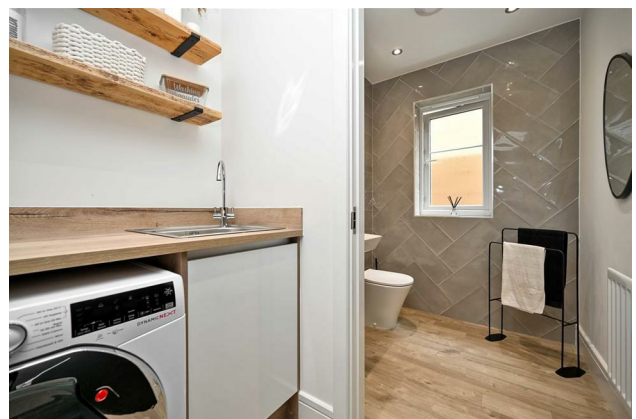
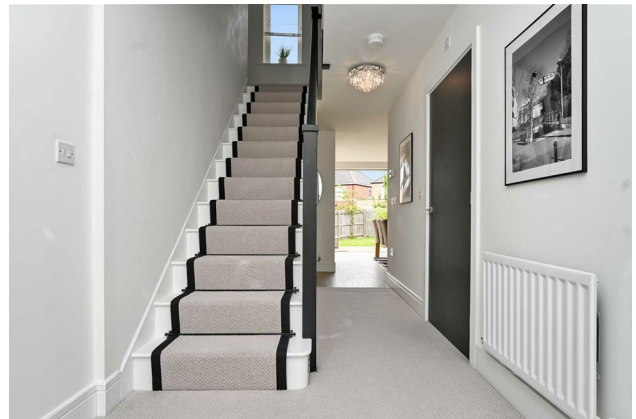
# HUNTERS®

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**5 West Wood Close, Apperley Bridge, Bradford, BD10 0FL**

**Offers In The Region Of £474,950**

Property Images



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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 717 sq ft, FLOOR 2: 704 sq ft  
 TOTAL: 1421 sq ft  
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>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(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: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Introducing a magnificent detached family home nestled on the edge of a highly coveted development, this property represents the pinnacle of contemporary living. Set upon a generous corner plot, it offers a spacious and luxurious environment tailored for modern lifestyles.

Stepping inside, you are greeted by an inviting entrance hallway, featuring a sleek composite entrance door. The ground floor boasts a generously proportioned dual aspect lounge, perfect for relaxation or entertaining guests. Adjacent to this is a versatile snug/home office, ideal for those who require a dedicated workspace. Convenience is key with a utility room and guest WC also located on this level.

The heart of the home is undoubtedly the living kitchen, a space exuding elegance and functionality. Flooded with natural light streaming through two sets of bi-fold doors, this area seamlessly connects indoor and outdoor living. The kitchen itself is a testament to style and innovation, drawing inspiration from the chic designs of Milan.

Ascending to the first floor, the master bedroom awaits, adorned with sliding door fitted wardrobes and boasting its own ensuite shower room. Three additional bedrooms offer ample accommodation for family members or guests, each exuding comfort and charm. A luxurious house bathroom completes the internal layout, providing a sanctuary for relaxation.

Externally, the property is enveloped by meticulously landscaped gardens to the front and rear. Manicured lawns, paved areas, and vibrant planted borders create a tranquil outdoor oasis. A driveway to the side provides off-street parking for multiple vehicles, leading to a detached single garage for added convenience.

Positioned within close proximity to Apperley Bridge train station, commuting is made effortless, while a plethora of local shops, schools, and amenities are within easy reach. This residence encapsulates the epitome of modern living, offering both luxury and practicality in equal measure.

## Features

- THE EPTIOME OF MODERN LIVING • CORNER PLOT • BI FOLDING DOORS • DETACHED GARAGE AND DRIVEWAY • IMMACULATELY PRESENTED • MASTER SUITE • HUNTERS 360 TOUR • LANDSCAPED GARDENS • CUL DE SAC POSITION • CLOSE TO SCHOOLS AND TRAIN STATION