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7 Tenterfields, Apperley Bridge, Bradford, West Yorkshire, BD10 0UN

Offers In The Region Of £399,950

Property Images



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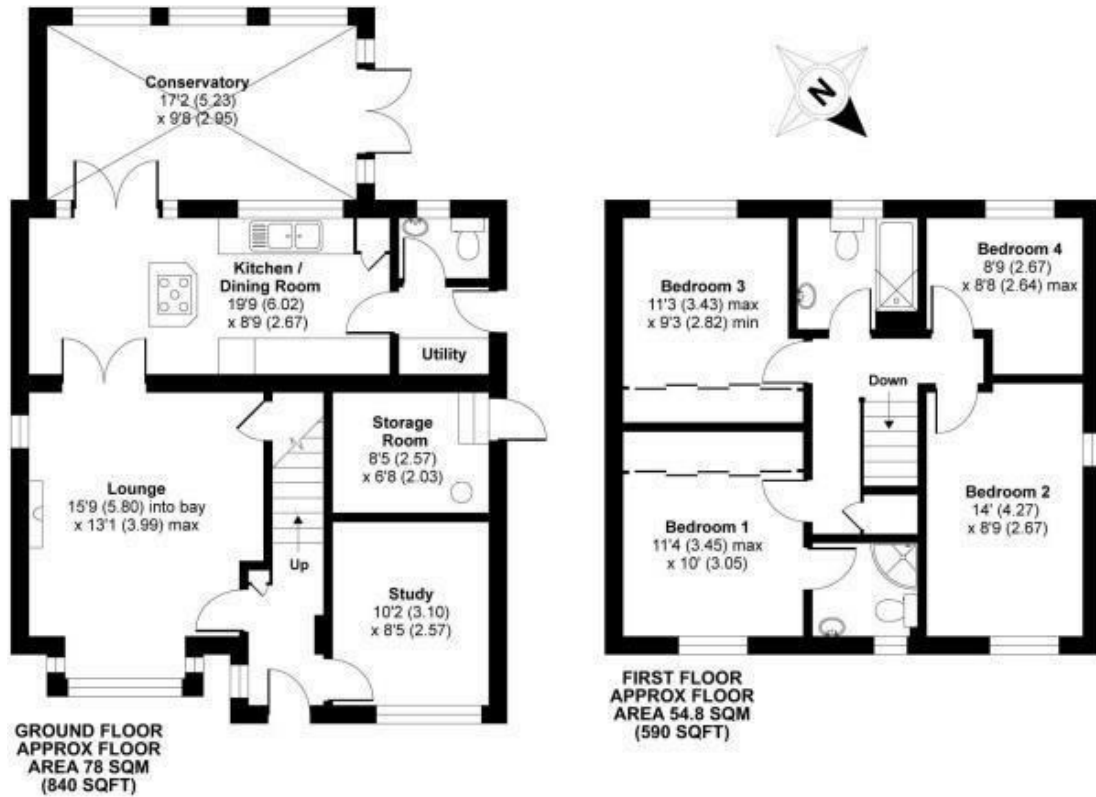
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APPROX. GROSS INTERNAL FLOOR AREA 1430 SQ FT 132.8 SQ METRES

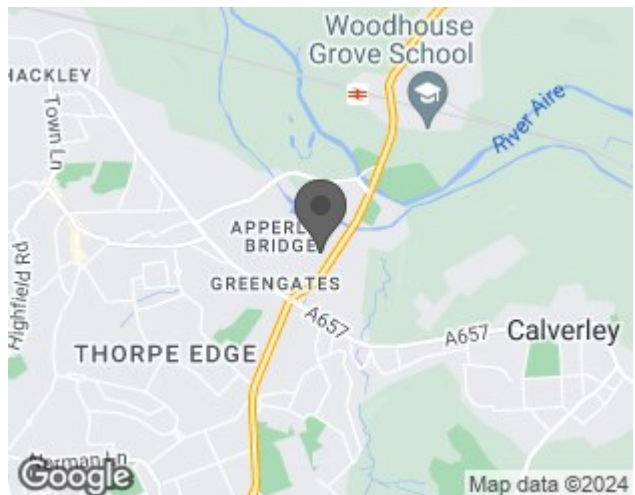
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

This superbly presented detached family home offers an abundance of space and modern amenities, enhanced by a converted garage and an impressive extension that spans the rear of the property. With a garden boasting a southerly aspect, the home enjoys ample sunlight, creating a warm and inviting atmosphere both inside and out. Situated in close proximity to picturesque canal side walks, Apperley Bridge train station, and a variety of local shops, schools, and amenities, this property is ideally located for convenience and leisure.

Upon entering, you are greeted by a welcoming hallway that leads to a comfortable lounge, perfect for relaxing with family and friends. Adjacent to the lounge is a versatile playroom, providing an ideal space for children or a home office. The heart of the home is the stunning dining kitchen, featuring modern fittings and ample space for family meals and entertaining. The conservatory extension at the rear of the property floods the space with natural light and offers a seamless transition to the outdoor area.

The ground floor is further complemented by a practical utility room and a cloakroom with WC, ensuring convenience for everyday living. Ascending to the first floor, you will find a master bedroom complete with an en suite, offering a private retreat. Three additional bedrooms provide plenty of space for a growing family, and a well-appointed house bathroom serves the needs of the household.

Externally, the property features a charming lawned garden at the front and a double driveway that provides ample off-street parking. The rear garden is a true highlight, with a patio area for al fresco dining, a decked terrace for relaxation, and a lawned area perfect for children to play. When coming to market, the garden was bathed in sunshine, making it an ideal spot for outdoor enjoyment. This home truly offers a perfect blend of style, comfort, and convenience.

Features

- DETACHED FAMILY HOME • EXTENDED TO REAR • MASTER ENSUITE • GUEST WC AND UTILITY ROOM • DOUBLE DRIVEWAY • HUNTERS 360 TOUR • STUNNING BREAKFAST KITCHEN WITH ISLAND AND BREAKFAST BAR • CLOSE TO CANAL SIDE WALKS • CLOSE TO SCHOOLS AND TRAIN STATION • PART CONVERTED GARAGE