

# HUNTERS®

HERE TO GET *you* THERE

6 Dyehouse Court, Bradford, BD10 0TY

Asking Price £325,000

Property Images





# HUNTERS®

HERE TO GET *you* THERE

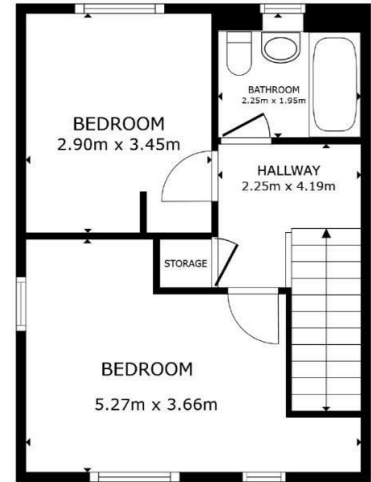
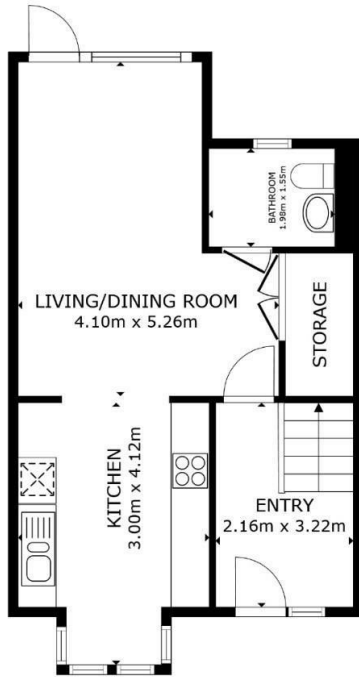
## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

Property Images



GROSS INTERNAL AREA  
 FLOOR 1 43.3 m<sup>2</sup> FLOOR 2 42.2 m<sup>2</sup> FLOOR 3 38.0 m<sup>2</sup>  
 TOTAL : 123.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Townhouse Beds: 3 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

Situated in the vibrant area of Apperley Bridge, this stunning townhouse is perfectly located within walking distance to the train station, canal, and an array of pubs and restaurants. The property boasts three double bedrooms and the convenience of off-street parking, making it an ideal home for families or professionals.

This immaculate, recently built home has been meticulously maintained, offering modern living at its finest. The spacious hallway welcomes you into a Milan-inspired kitchen, complete with integrated appliances and an airy dining/family area. Bi-folding doors open onto the enclosed rear garden, seamlessly extending the entertaining space outdoors. A large WC/cloakroom features full-height tiling, and the under-stairs utility area provides space for a washer and dryer, adding to the home's practical appeal.

On the first floor, the formal lounge is bathed in natural light, thanks to dual-aspect, floor-length windows. The master bedroom is a luxurious retreat, featuring fitted sliding wardrobes and an en-suite shower room with contemporary full-height tiling, hidden storage, and a digital thermostat.

The top floor hosts two additional double bedrooms, a stylish family bathroom, and a large storage cupboard. The family bathroom is elegantly designed with full-height tiling, a heated towel rail, and floating sanitary ware, ensuring a high standard of comfort and style.

Externally, the property offers off-street parking and a secure rear garden with both patio and lawned areas, perfect for outdoor activities and relaxation.

Apperley Bridge is a sought-after location with excellent amenities, including a gym, restaurants, and bars. Proximity to both local and private schools enhances the appeal for families, while canal walks and nearby public transport options make it convenient for commuters. This exceptional property is sure to attract a variety of discerning buyers.

## Features

- MODERN TOWNHOUSE • LIVING KITCHEN WITH BI FOLDING DOORS • SUPERBLY PRESENTED • CLOSE TO CANAL AND TRAIN STATION • OFF-STREET PARKING • MASTER SUITE • GUEST WC AND UTILITY CUPBOARD • LANDSCAPED GARDENS • HUNTERS 360 TOUR • REMAINDER OF BUILDERS GUARANTEE