

# HUNTERS®

HERE TO GET *you* THERE

**27 Carr Beck Rise, Apperley Bridge, Bradford, BD10 0FH**

**£1,700 Per Month**

Property Images



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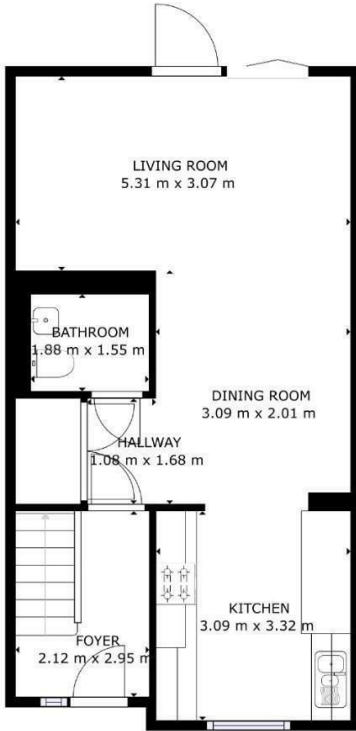
## Property Images



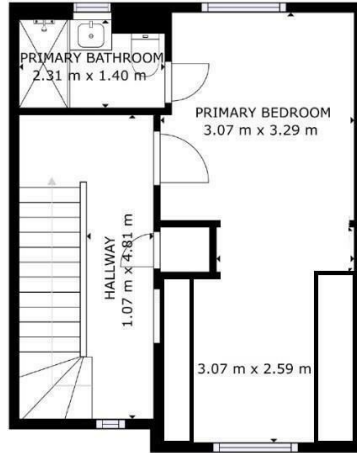
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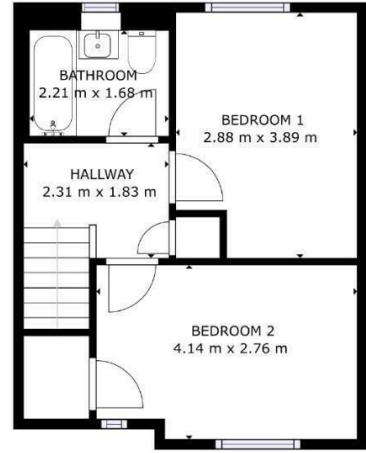
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GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 53.27 m<sup>2</sup>, SECOND FLOOR: 35.29 m<sup>2</sup>, THIRD FLOOR: 34.99 m<sup>2</sup>  
 TOTAL: 123.55 m<sup>2</sup>  
 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>                                 |                            |           |
| (81-91) <b>B</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<br>2002/91/EC |           |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure:

## Summary

Introducing a stunning, larger style, stone-built semi-detached modern townhouse that perfectly blends contemporary design with high-quality craftsmanship. Located in the highly sought-after estate of Apperley Bridge, this exceptional property boasts a prime position near the train station and picturesque canal-side walks. From the moment you step inside, you'll be captivated by the elegant living spaces, exquisite finishes, and the abundance of natural light that fills every room.

Upon entering, you are welcomed by an inviting entrance hallway that leads to a convenient guest WC and an open plan living kitchen. The kitchen is a true masterpiece, featuring sleek contemporary units that combine style and functionality. This space seamlessly extends into the living and dining area, highlighted by impressive bi-fold doors that open to the rear garden, creating a harmonious indoor-outdoor living experience.

The first floor features a tastefully designed master bedroom complete with an en suite bathroom. The en suite is a luxurious retreat, equipped with high-quality fixtures and fittings that exude modern elegance. Also on this floor is the versatile fourth bedroom, currently utilized as a dressing room.

The second floor offers two additional double bedrooms, each designed for comfort and tranquility. These rooms are complemented by a modern house bathroom, featuring contemporary amenities and a stylish design.

Externally, the property offers a driveway at the front for convenient off-street parking. The rear garden is thoughtfully landscaped, with a well-manicured lawn and fenced boundaries, enjoying a desirable southerly aspect that makes it perfect for outdoor relaxation and entertaining.

Situated within the popular development of Apperley Bridge, this property provides excellent access to a wide range of local amenities. Nearby, you'll find an array of local shops, highly regarded schools, and the convenience of a train station for easy commuting.

## Features

- MODERN TOWNHOUSE OVER THREE FLOORS
- LIVING KITCHEN WITH BI FOLDING DOORS
- LANDSCAPED GARDENS
- CLOSE TO TRAIN STATION AND SCHOOLS
- CLOSE TO CANAL
- MASTER SUITE WITH WALK THROUGH DRESSING ROOM
- GUEST WC
- SUPERBLY PRESENTED
- LONG TERM LET PREFERRED