

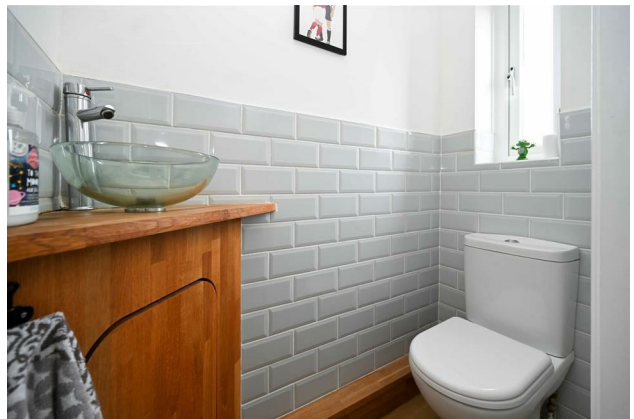
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36 Roundhead Fold, Apperley Bridge, Bradford, BD10 0UG

Asking Price £230,000

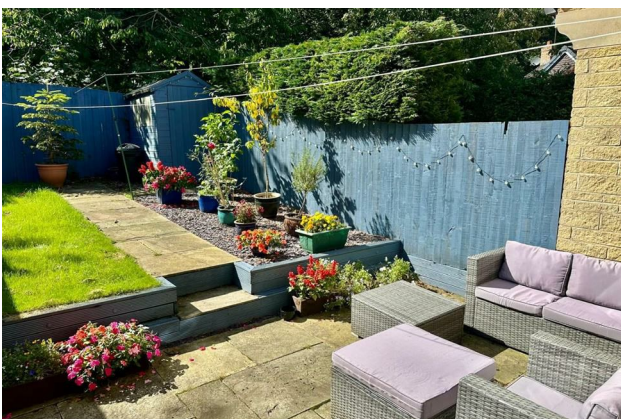
Property Images



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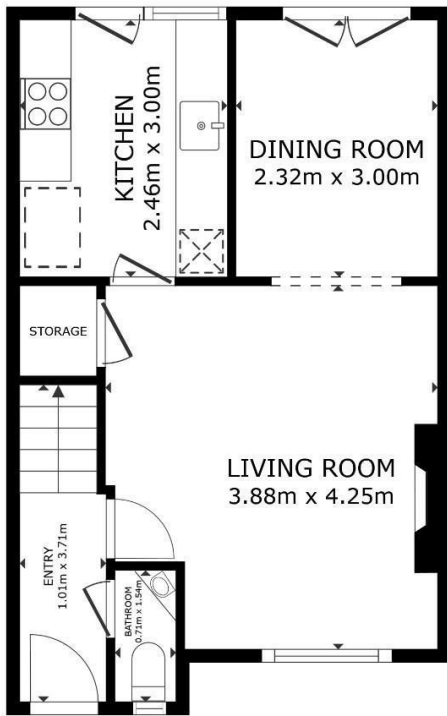
Property Images



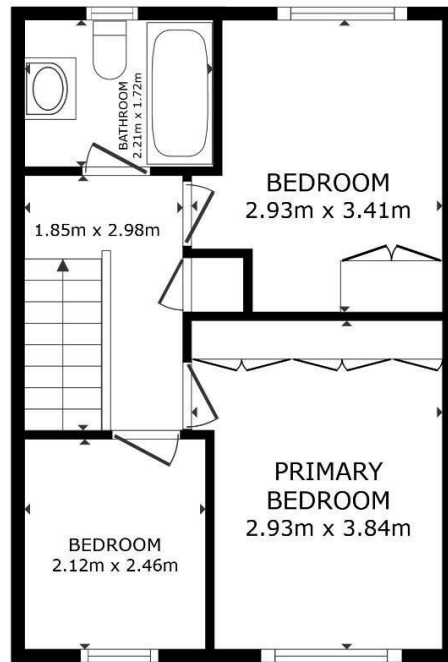
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Property Images



FLOOR 1



FLOOR 2

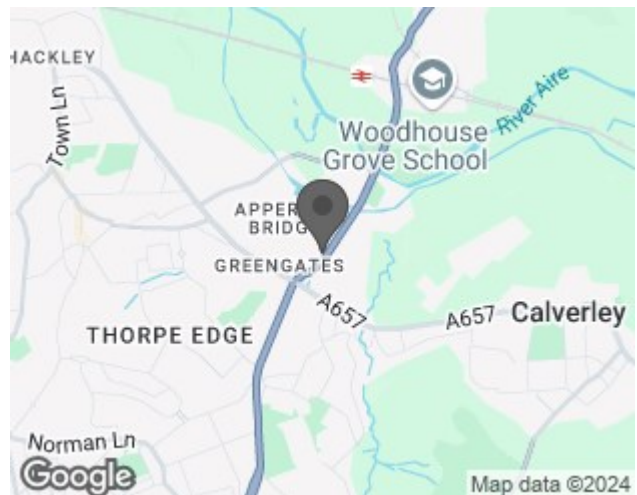
GROSS INTERNAL AREA
 FLOOR 1 37.0 m² FLOOR 2 43.3 m²
 TOTAL : 80.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This superbly appointed townhouse presents a fantastic opportunity to acquire a property in a highly sought-after residential development. Ideally positioned within close proximity to Apperley train station, it offers excellent rail links to Leeds, Bradford, and Skipton, along with convenient access to regular bus routes. The location is ideal for families, with a selection of popular primary and secondary schools nearby, as well as shops, supermarkets, eateries, and a range of other local amenities.

The property itself is beautifully presented and thoughtfully designed to cater to modern living. Upon entering, the welcoming entrance hallway leads to a spacious lounge and dining area, perfect for relaxation and family gatherings. The ground floor also features a beautifully fitted kitchen, complete with a range of stylish wall and base units, complementary Oak work surfaces, and integrated appliances, including a gas hob, electric oven, dishwasher, and fridge freezer. A convenient W.C. is also located on this level.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering plenty of natural light and comfort. The modern house bathroom is fitted with a sleek three-piece suite, including a vanity wash hand basin, a low flush W.C., and a paneled bath with a shower over and glass screen, all complemented by contemporary finishes.

Externally, the property benefits from off-road allocated parking and a single garage. The front aspect boasts a neat lawn area, while the enclosed rear garden provides a delightful decked seating area, creating the perfect space for entertaining guests or enjoying quiet moments outdoors. Early inspection is highly recommended to fully appreciate the modern interior styling and the overall charm of this wonderful home.

Features

- SOUGHT AFTER LOCATION • CLOSE TO LEEDS LIVERPOOL CANAL • CLOSE TO TRAIN STATION • GARAGE AND DRIVEWAY • OPEN PLAN DINING KITCHEN • HUNTERS 360 TOUR • ENCLOSED GARDEN TO REAR • IDEAL FIRST TIME BUYER PROPERTY