

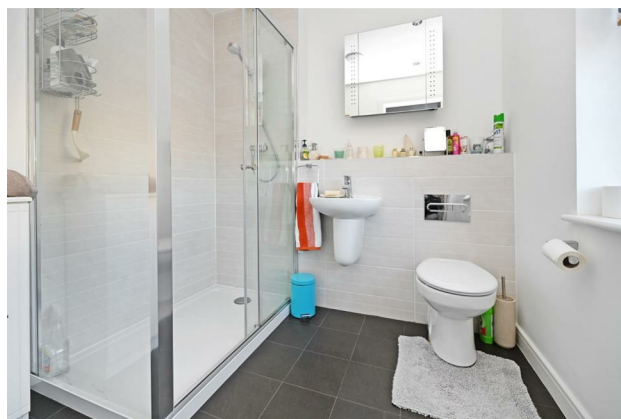
# HUNTERS®

HERE TO GET *you* THERE

**50 Canal Close, Apperley Bridge, Bradford, West Yorkshire, BD10 0FN**

**Asking Price £379,950**

**Property Images**





## Property Images





# HUNTERS<sup>®</sup>

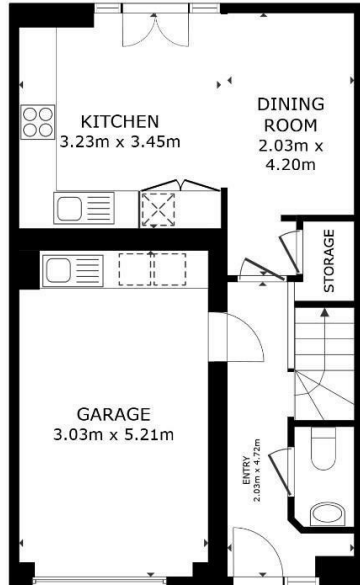
HERE TO GET *you* THERE

## Property Images

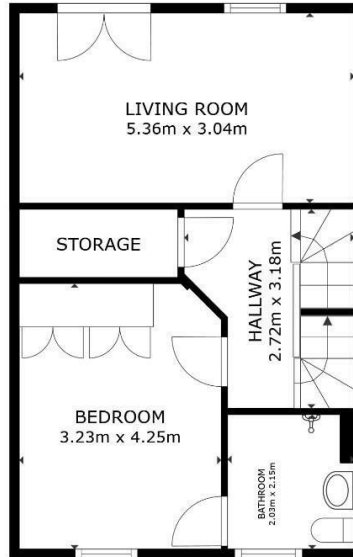


# HUNTERS®

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FLOOR 1



FLOOR 2



FLOOR 3

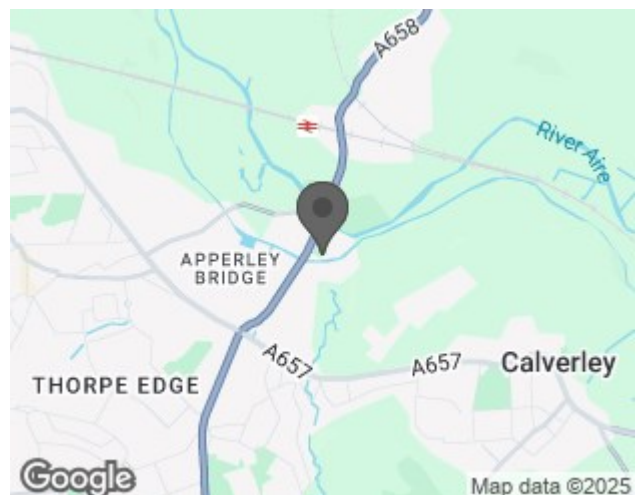
GROSS INTERNAL AREA  
FLOOR 1 32.5 m<sup>2</sup> FLOOR 2 45.9 m<sup>2</sup> FLOOR 3 46.0 m<sup>2</sup>  
EXCLUDED AREAS : GARAGE 15.8 m<sup>2</sup>  
TOTAL : 124.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(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		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

This modern stone-built, deceptively spacious town house, set over three floors, offers a perfect blend of contemporary living and charming surroundings, directly backing onto the Leeds Liverpool Canal. Upon entering, the ground floor comprises a welcoming entrance hall, a convenient guest WC, and an integral garage, where the owner has installed a utility area with a tap. The highlight of this level is the spacious dining kitchen, which opens out onto a beautifully landscaped rear garden. The garden features a neatly lawned area, complemented by well-stocked planted borders filled with mature shrubs and plants, creating an ideal space for relaxation or entertaining. It also benefits from having an outdoor tap and electric point.

The first floor boasts a light and airy living room, complete with a Juliet-style balcony that frames lovely views over the tranquil canal. Adjacent is a generously proportioned master bedroom, with an ensuite shower room, as well as a large walk-in cupboard offering ample storage.

On the second floor, a large double bedroom with two windows to the front elevation provides a peaceful retreat, this room is very generous with a fitted wardrobe and cupboard for storage over the stairs, it could also be used as a playroom or teenagers sitting, and offers views over the nearby woods. There are two additional double bedrooms that are equally well-suited for family use or as home offices. The main house bathroom, with bath and shower over, completes the accommodation on this level, designed with modern fittings to meet the needs of contemporary living.

To the front of the property, off-street parking for two vehicles adds convenience. The home is ideally located within easy reach of local shops, well-regarded schools, and the nearby train station, ensuring excellent connectivity. Nature lovers will appreciate the picturesque walks along the canal, river and through Calverley woods, all of which there are easy access to, making this property an

## Features

- 4 DOUBLE BEDROOMS • SITUATED ON A QUIET CUL DE SAC • BACKS DIRECTLY ONTO CANAL • LANDSCAPED GARDEN WITH SOUTHERLY ASPECT • SOUGHT AFTER DEVELOPMENT • HIGH SPECIFICATION • SCOPE TO CONVERT INTEGRAL GARAGE TO ADD MORE LIVING SPACE • CLOSE TO TRAIN STATION AND AMENITIES • REMAINDER OF BUILDERS GUARANTEE • HUNTERS 360 TOUR