

# HUNTERS®

HERE TO GET *you* THERE

**17 Apperley Gardens, Bradford, BD10 0ND**

**Asking Price £230,000**

**Property Images**



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## Property Images



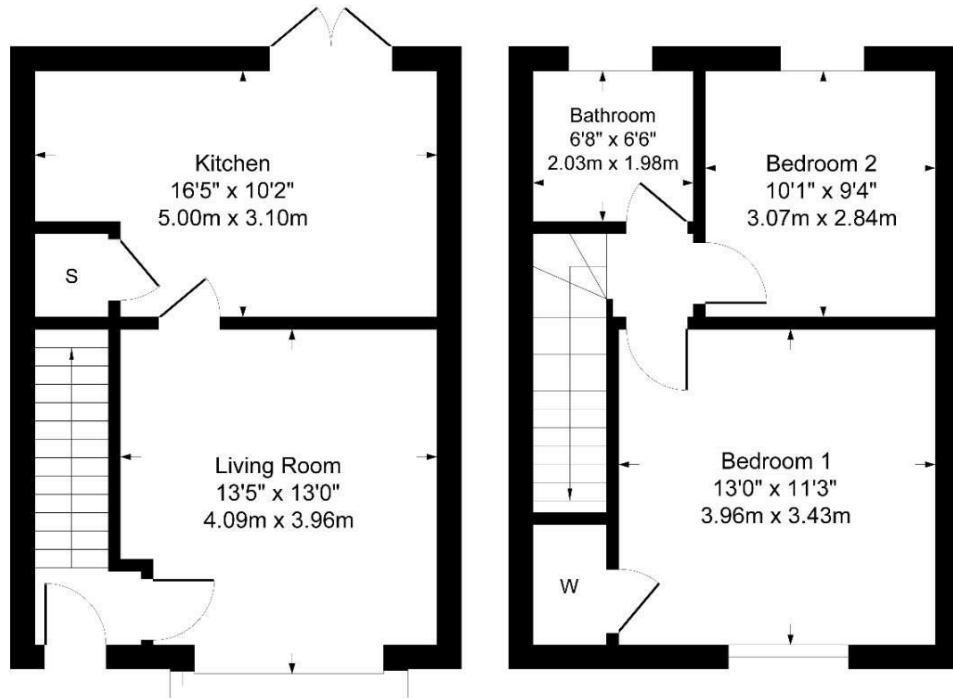
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Property Images



**Approximate Gross Internal Area**  
**770 sq ft - 72 sq m**



Ground Floor

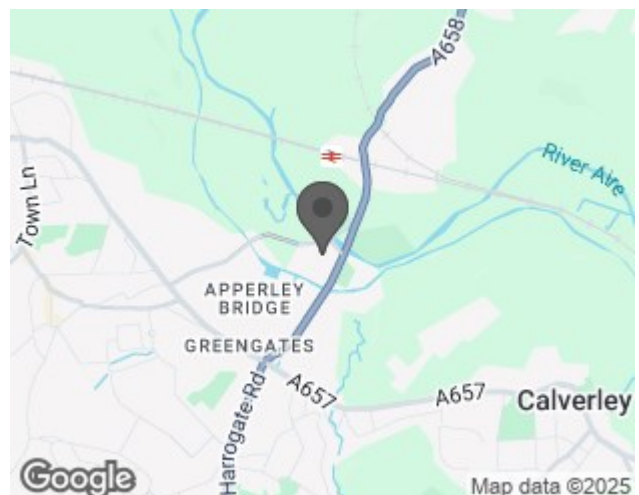
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>65</b> | <b>86</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>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

## Map



## Details

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

## Summary

Nestled in a peaceful and highly sought-after cul-de-sac, this delightful property offers a rare opportunity to own a home in such a desirable location. The house is beautifully presented, featuring a spacious and inviting layout that is perfect for modern living. The accommodation begins with an entrance vestibule leading into a generously sized living room, complete with a charming log-burning stove that creates a cosy and welcoming atmosphere. The contemporary dining kitchen, with its sleek design, opens to the rear garden through French doors, providing a seamless connection between indoor and outdoor living.

Upstairs, the property offers two large double bedrooms, each well-proportioned and filled with natural light. The family bathroom suite is modern and practical, catering to all your daily needs. With UPVC windows and gas central heating powered by a combi boiler, the home is both energy-efficient and comfortable throughout the year.

Externally, the property boasts a driveway at the front for convenient off-street parking, a well-maintained rear garden perfect for relaxation or entertaining, and an additional parking space at the rear. Situated close to picturesque canal and countryside walks, this location is ideal for those who enjoy the tranquillity of nature while still being close to essential amenities.

Apperley Bridge is a prime location, offering excellent transport links, including a train station with services to Leeds and beyond. The area is also home to well-regarded schools, such as Bronte House and Greengates Primary, making it an excellent choice for families. With local pubs, eateries, and shops nearby, and the vibrant centres of Leeds and Bradford within easy reach, this property combines peaceful living with superb convenience. Don't miss out on this fantastic opportunity—properties on this street rarely become available.

## Features

- EXTREMELY SOUGHT AFTER LOCATION • SUPERBLY PRESENTED • ENCLOSED GARDEN AND OFF-STREET PARKING • CLOSE TO LEEDS LIVERPOOL CANAL • CLOSE TO TRAIN STATION • CUL DE SAC POSITION • HUNTERS 360 TOUR • IDEAL FIRST TIME BUYER HOME