

# HUNTERS®

HERE TO GET *you* THERE

**28 Providence Avenue, Bradford, BD10 0TQ**

**Asking Price £520,000**

**Property Images**

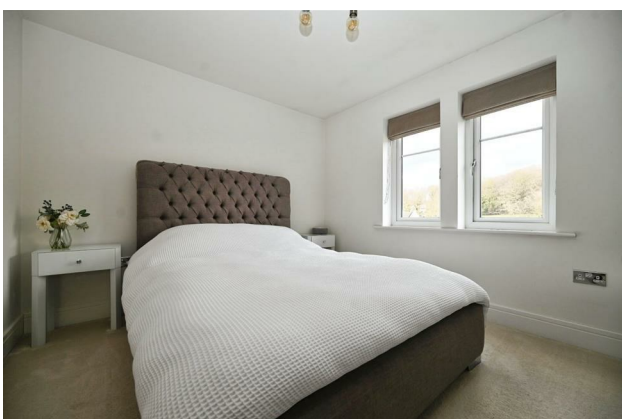
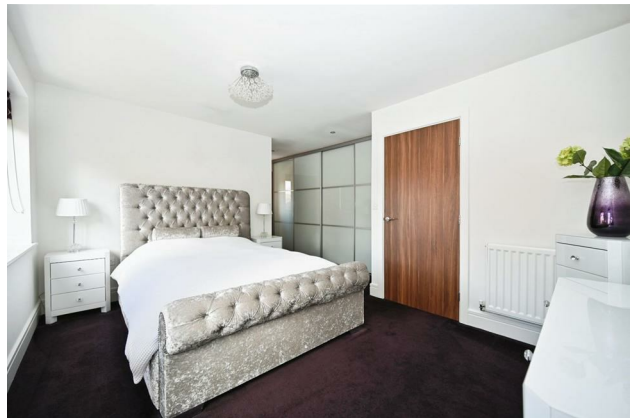




# HUNTERS®

HERE TO GET *you* THERE

## Property Images





## Property Images

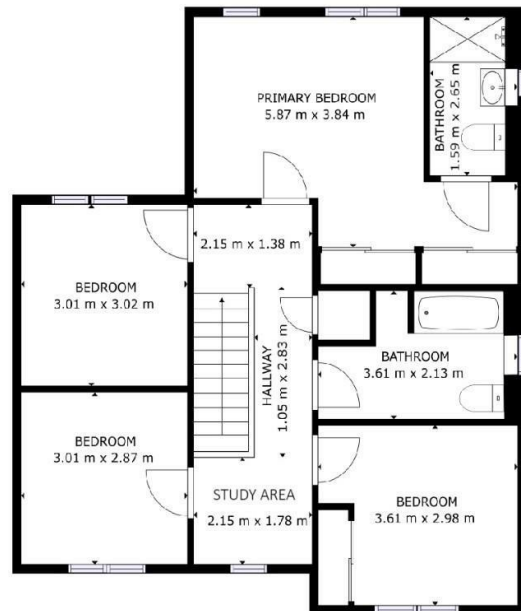


# HUNTERS®

HERE TO GET *you* THERE



FLOOR 1



FLOOR 2

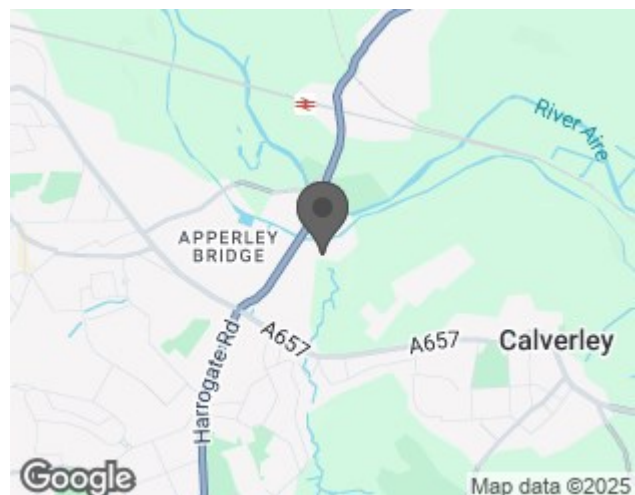
GROSS INTERNAL AREA  
FLOOR 1: 98.49 m<sup>2</sup>, FLOOR 2: 74.54 m<sup>2</sup>  
TOTAL: 173.03 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This stunning modern stone-built home offers an exceptional standard of living, boasting high-quality fixtures and fittings throughout, beautifully landscaped gardens, and a delightful outlook to the front. Situated in a peaceful cul-de-sac, the property benefits from a larger-than-average rear garden with a sought-after southerly aspect, making it the ideal home for families and those who love to entertain.

Upon entering, you are welcomed by a spacious hallway leading to a stylish guest WC, a generous lounge, and a superb open-plan living kitchen. This contemporary space features integrated appliances and bi-folding doors that seamlessly connect the indoors with the rear garden, flooding the room with natural light. The integral garage, accessible from the entrance hall, presents further potential, with other properties on the estate having converted this space to create additional living accommodation.

The first floor hosts the impressive master suite, complete with a modern en-suite shower room. Three further double bedrooms provide ample space for a growing family, all serviced by the beautifully appointed main house bathroom.

Externally, the property boasts a double driveway and a neatly maintained front lawn. The rear garden is notably larger than others on the estate, featuring a lush lawn and a raised decked terrace—perfect for al fresco dining during the warmer months. There is also additional space for a storage shed which can be conveniently tucked away at the side of the property.

Positioned within an extremely sought-after development in Apperley Bridge, this home enjoys an enviable location. Woodland and canal-side walks are just a short stroll away, while highly regarded primary and secondary schools, a range of local amenities, and excellent transport links, including a nearby train station, add to its appeal.

A truly magnificent family home that must be viewed to be fully appreciated!

## Features

- EXECUTIVE STONE BUILT FAMILY HOME • EPIHOME OF MODERN LIVING • OPEN PLAN LIVING KITCHEN WITH BI FOLDING DOORS • HIGH QUALITY FIXTURES AND FITTINGS • FIELD VIEWS FROM FRONT AND BACK OF HOUSE • LANDSCAPED GARDENS • SUPERB MASTER SUITE • CLOSE TO CANAL SIDE WALKS AND TRAIN STATION • CLOSE TO BRONTE HOUSE AND WOODHOUSE GROVE • HUNTERS 360 TOUR