

# HUNTERS<sup>®</sup>

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**7C Waters Walk, Bradford, BD10 0LZ**

**Asking Price £165,000**

**Property Images**



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## Property Images



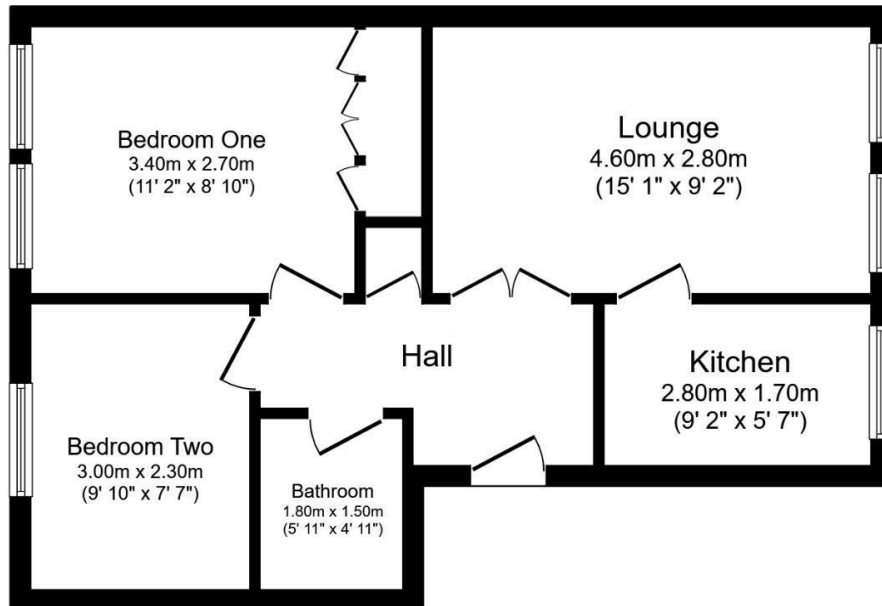
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Floor Plan

Floor area 45.5 sq.m. (490 sq.ft.)

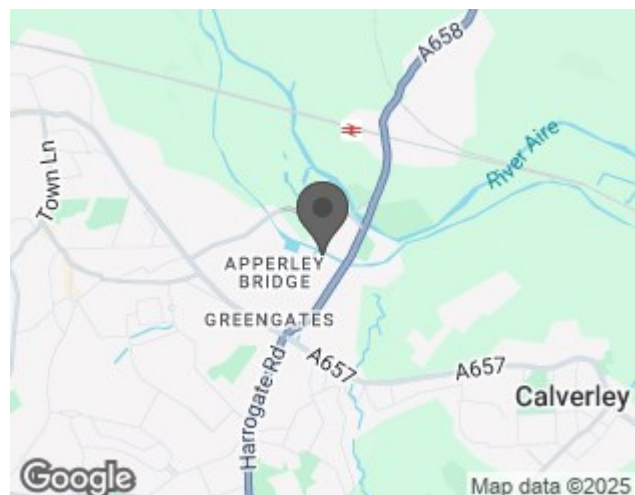
Total floor area: 45.5 sq.m. (490 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	82
(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: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold



## Summary

NO ONWARD CHAIN A FANTASTIC OPPORTUNITY to acquire this beautifully presented TWO DOUBLE BEDROOM APARTMENT, set CANAL SIDE in a peaceful and highly sought-after location, offering STUNNING VIEWS and scenic WALKING ROUTES RIGHT ON THE DOORSTEP. Benefitting from EXCELLENT TRANSPORT LINKS, including the recently completed APPERLEY BRIDGE TRAIN STATION just moments away, this property is READY TO MOVE INTO and within easy reach of LOCAL AMENITIES.

Situated on the quieter side of this prestigious development, the apartment enjoys a tranquil outlook over the canal and a pleasant community feel. Ideal for FIRST-TIME BUYERS, DOWNSIZERS, PROFESSIONALS OR INVESTORS, the property features a MODERN INTERIOR, with NEUTRAL DÉCOR and quality SOLID OAK FLOORING throughout.

Accessed via a SECURE INTERCOM ENTRY SYSTEM, the accommodation offers bright and airy living spaces, including two generous double bedrooms and a stylish open-plan living area. There are TWO PERMIT PARKING SPACES included, as well as direct access to the picturesque canal-side path – perfect for relaxing walks or cycling.

Located in the ever-popular area of Apperley Bridge, the apartment enjoys easy access to Leeds and Bradford city centres, Leeds Bradford Airport, and the wider motorway network. The surrounding villages of Horsforth, Yeadon, Rawdon and Greengates offer a wide range of shops, supermarkets, restaurants, cafes and traditional pubs.

This is a rare opportunity to purchase a home in such a desirable setting, combining modern living with countryside charm and superb connectivity. Early viewing is highly recommended.

## Features

- STYLISH FIRST FLOOR APARTMENT • FRONTING ONTO LEEDS / LIVERPOOL CANAL • LOVELY VIEWS • RESIDENTS PARKING • CLOSE TO TRAIN STATION, SHOPS AND AMENITIES • NO ONWARD CHAIN • IDEAL BUY TO LET INVESTMENT • IDEAL FOR FIRST TIME BUYER