

HUNTERS®

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17 West Wood View, Apperley Bridge, Bradford, BD10 0FJ

Fixed Asking Price £500,000

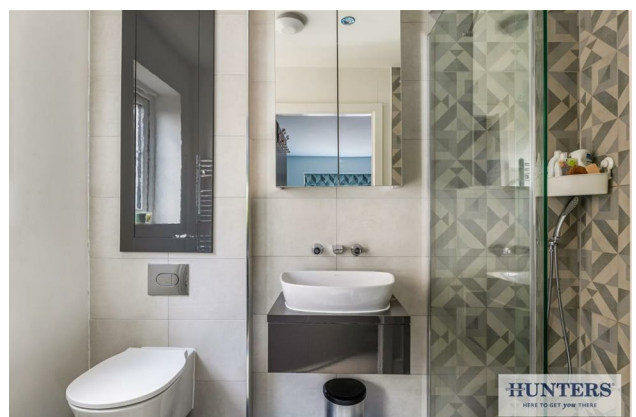
Property Images



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Approximate Area = 1669 sq ft / 155 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Hunters Property Group. REF: 656468

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

This beautifully presented four-bedroom detached home, built in 2019, is nestled in the highly desirable area of Apperley Bridge and offers an ideal setting for family living. The property showcases a stylish Milan-inspired dining kitchen, complete with integrated appliances, a convenient pantry cupboard, and patio doors that open out to the rear patio, creating a perfect flow between indoor and outdoor entertaining spaces. Adjacent to the dining area, a spacious lounge with bi-fold doors leads seamlessly to the enclosed rear garden, offering a light-filled, versatile space for relaxation and socialising. Additionally, a separate lounge with a charming bay window overlooks the front garden, while a downstairs WC and utility room add convenience and functionality to the layout.

On the first floor, you will find four generously sized bedrooms, each designed with comfort in mind. The master bedroom includes fitted wardrobes and an en suite featuring a digitally controlled thermostatic shower with a fixed square shower head and hair rinse. The luxurious, fully tiled family bathroom is thoughtfully equipped with hidden storage, adding both elegance and practicality.

Externally, the property boasts well-maintained gardens to the front and rear, with the rear garden predominantly laid to lawn and featuring a paved patio, ideal for outdoor gatherings. The front of the property offers off-street parking on a private driveway leading to a garage.

With the remaining years of the NHBC 10-year warranty, this home provides peace of mind for its future owners. Conveniently located near Apperley Bridge rail station and Leeds Bradford Airport.

Features

- OPEN PLAN LIVING KITCHEN WITH BI FOLDS • SOUGHT AFTER LOCATION • MASTER SUITE • PLEASANT OUTLOOK TO FRONT • CLOSE TO TRAIN STATION AND SCHOOLS • UTILITY AND GUEST WC • INTEGRAL GARAGE • IDEAL FAMILY HOME