

# HUNTERS®

HERE TO GET *you* THERE

**18 Roundhead Fold, Apperley Bridge, Bradford, BD10 0UG**

**Asking Price £374,950**

Property Images



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## Property Images



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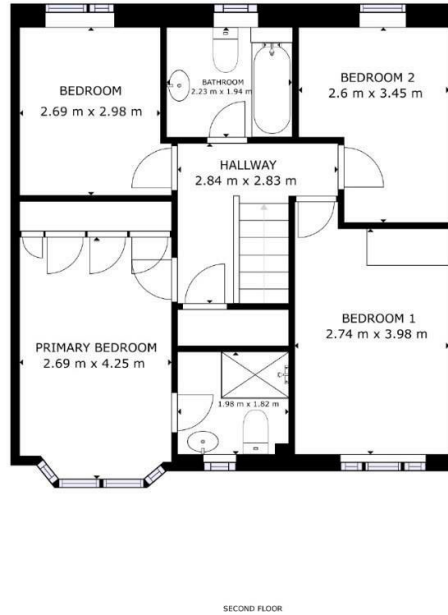
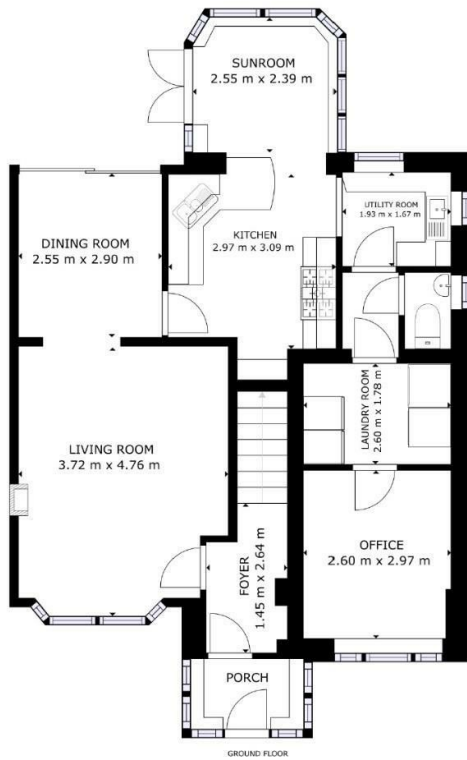
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GROSS INTERNAL AREA  
 GROUND FLOOR: 71.43 m<sup>2</sup>, SECOND FLOOR: 60.93 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 2.6 m<sup>2</sup>  
 TOTAL: 132.34 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

Welcome to this exceptional four-bedroom detached family home, nestled in a highly sought-after cul-de-sac that boasts both far-reaching views to the front and a tranquil woodland aspect to the rear. This property provides a perfect sanctuary for a growing family, combining spacious living areas with proximity to excellent local amenities and the convenience of a nearby train station.

As you enter through the welcoming porch, the ground floor unfolds to reveal a thoughtfully designed layout. The entrance hall leads to a bay-windowed lounge, creating a bright and inviting space. The dining area seamlessly connects to the well-appointed kitchen, complete with space for a range cooker. The open-plan design extends into a conservatory, providing a delightful space for relaxation and enjoyment of the woodland views. The utility room, conveniently accessible from the kitchen, leads to a guest W.C. and provides access to a converted garage with an additional utility/store room. This floor also accommodates a home office, offering a private and functional workspace.

Venturing to the first floor, you'll discover four generously sized double bedrooms, with one featuring an en suite for added convenience. The house bathroom, equipped with underfloor heating, completes this level.

Externally, the property boasts a driveway providing off-street parking for two cars. The fully enclosed rear garden is a haven of tranquility, with a woodland backdrop, patio seating area, and a garden pond. Lush greenery and established shrubs create a picturesque setting, while a hidden private seating area offers a secluded retreat. Two practical storage units on the side of the property further enhance the functional appeal.

Apperley Bridge train station within easy reach, ensuring smooth commuting. The nearby Sainsburys complex offers extensive shopping facilities, while highly regarded schools, good transport links, and scenic canal and river walks are all conveniently accessible.

## Features

- MUCH LOVED FAMILY HOME • FOUR DOUBLE BEDROOMS • ENSUITE TO MASTER • CONVERTED GARAGE TO CREATE OFFICE AND UTILITY • CONSERVATORY EXTENSION • SLIGHTLY ELEVATED POSITION WITHIN SOUGHT AFTER CUL DE SAC • LOVELY OUTLOOK TO FRONT • CLOSE TO SCHOOLS, CANAL AND TRAIN STATION • HUNTERS 360 TOUR • EPC RATING = C