

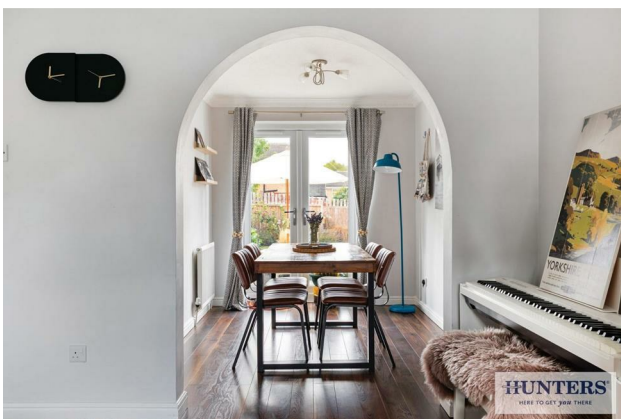
# HUNTERS®

HERE TO GET *you* THERE

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

**Offers In Excess Of £300,000**

Property Images

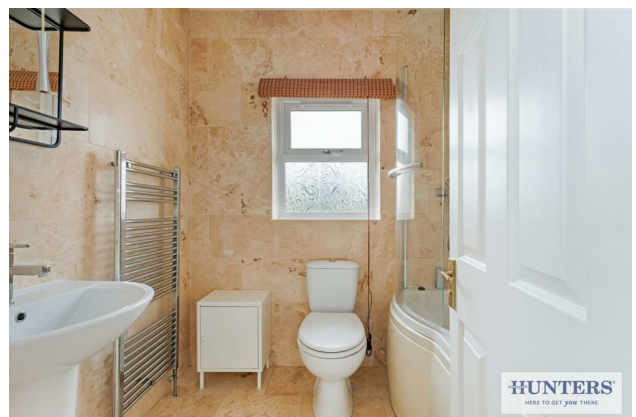




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## Property Images





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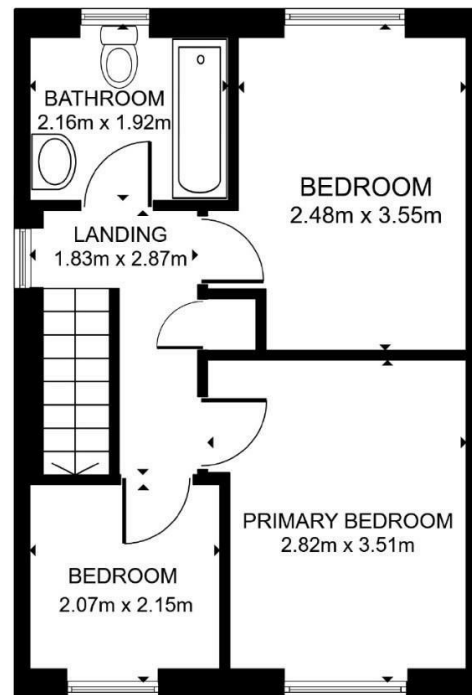
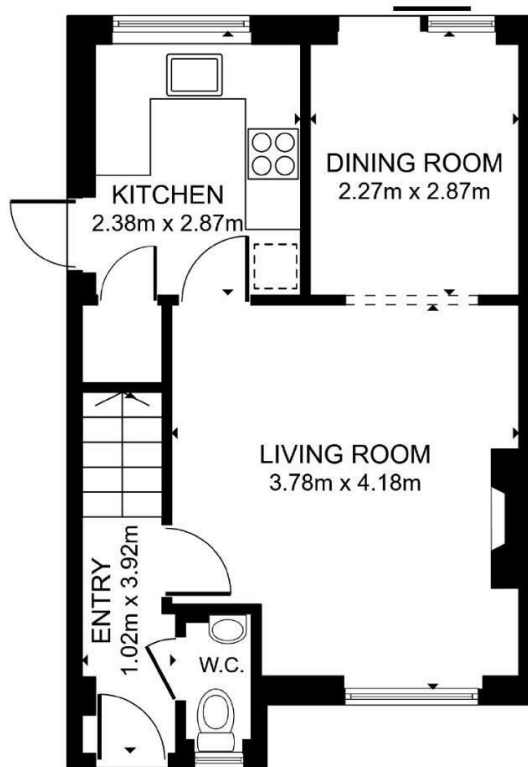
## Property Images





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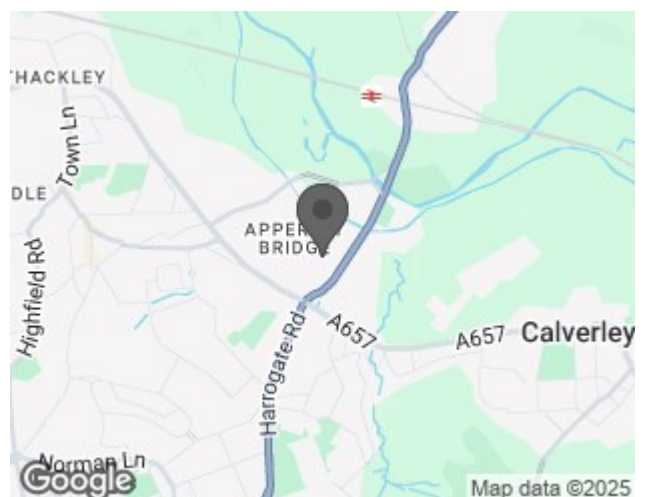
GROSS INTERNAL AREA  
GROUND FLOOR 35.2 m<sup>2</sup> FLOOR 1 33.9 m<sup>2</sup>  
TOTAL - 69.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

Welcome to this lovely three bedroom detached family home situated in a prime location with great access to local amenities. The property is ideal for families, boasting excellent access to local schools, the train station and picturesque canal side walks.

Upon entering the property, you are greeted with a welcoming entrance hallway which leads to the spacious living area, complete with large windows that provide ample natural light, creating a warm and inviting atmosphere. The property boasts a modern kitchen with plenty of cupboard and counter space, perfect for those who love to cook and entertain. From the kitchen, you can access the large garden which benefits from a southerly aspect, perfect for enjoying those summer afternoons and evenings with family and friends. Upstairs, the property features three spacious bedrooms, all with ample storage space, and a modern family bathroom, complete with a bathtub and shower.

In addition to the lovely living space, the property benefits from a detached garage and driveway, offering plenty of off-street parking. The garage could also be used for additional storage space if required.

Overall, this is a beautiful family home that is sure to impress. With its excellent location, spacious living areas, and outdoor space, it is the perfect property for those seeking a comfortable and convenient family home. Don't miss out on this fantastic opportunity!

## Features

- DETACHED FAMILY HOME • SCOPE TO EXTEND - STP • LARGE GARDEN WITH SOUTHERLY ASPECT • GARAGE AND DRIVEWAY • SOUGHT AFTER LOCATION • MODERN KITCHEN • CLOSE TO CANAL SIDE WALKS • CLOSE TO SCHOOLS AND TRAIN STATION • OPEN PLAN LOUNGE / DINER • HUNTERS 360 TOUR