

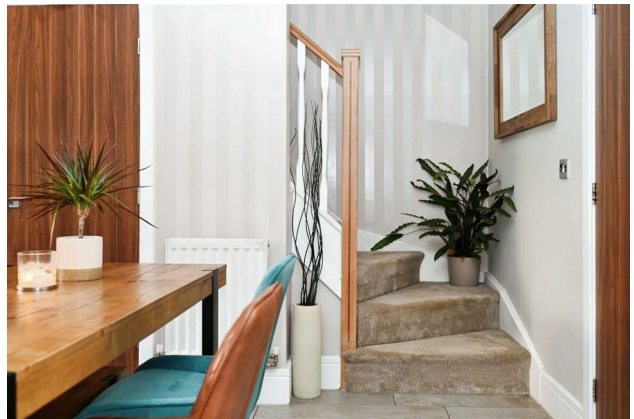
# HUNTERS®

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**10 Harewood Drive, Bradford, BD10 0TX**

**Asking Price £325,000**

**Property Images**





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## Property Images

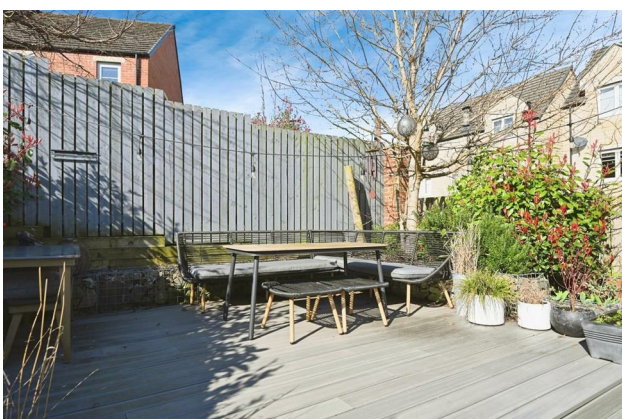




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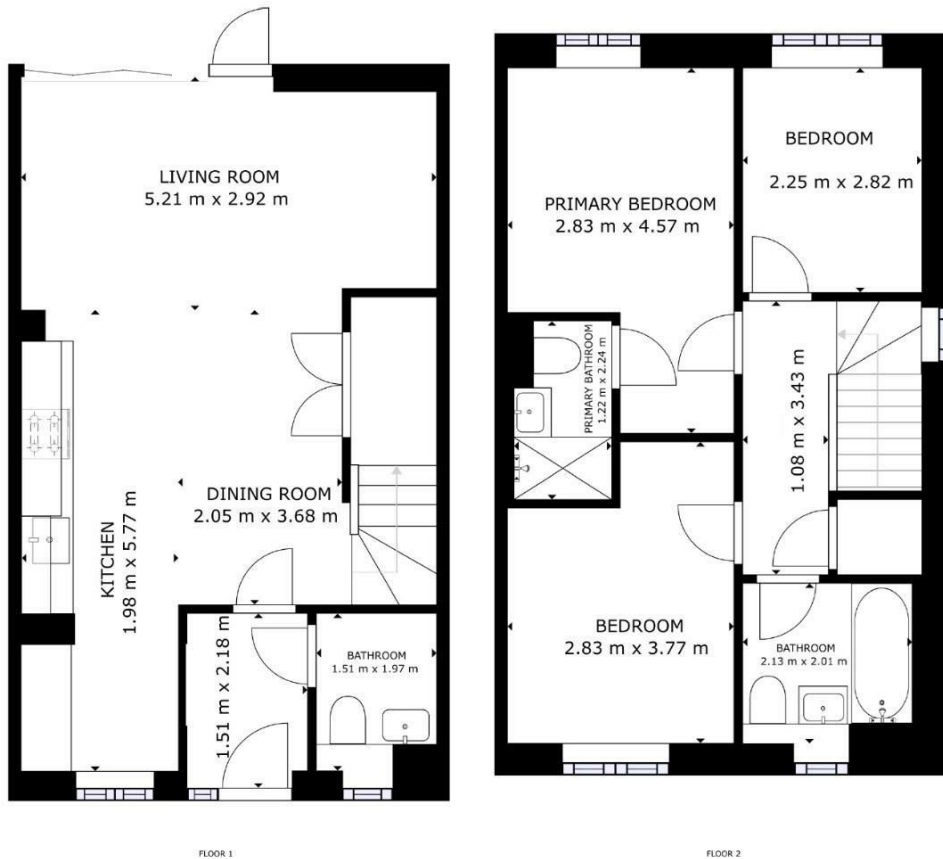
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## Property Images



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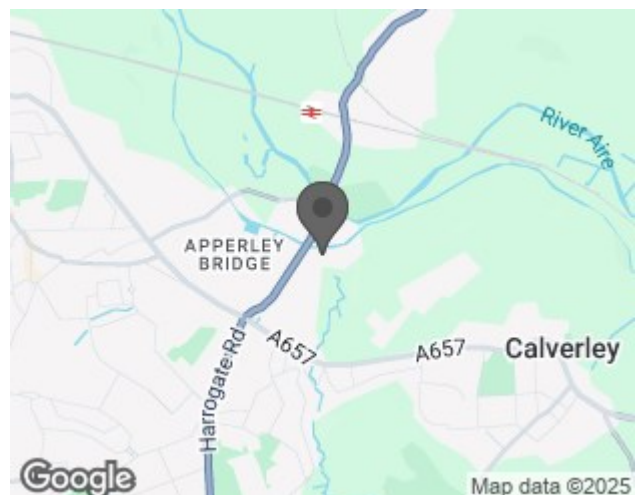
GROSS INTERNAL AREA  
FLOOR 1: 46.25 m<sup>2</sup>, FLOOR 2: 48.32 m<sup>2</sup>  
TOTAL: 94.57 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(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 - Semi-Detached Beds: 3 Bathrooms: 3 Receptions: 1 Tenure: Freehold

## Summary

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IN A HIGHLY SOUGHT-AFTER APPERLEY BRIDGE LOCATION, JUST A SHORT WALK FROM THE TRAIN STATION.

Situated in the ever-popular area of Apperley Bridge, this modern three-bedroom semi-detached residence offers stylish and well-appointed accommodation, perfect for families and professionals alike. With scenic canal walks just moments away and excellent shopping facilities nearby, this property is ideally positioned to enjoy the best of both convenience and tranquillity.

Benefiting from PVCu double glazing and a gas central heating system, the home is accessed via an entrance porch with a composite front door. The impressive open-plan dining kitchen is located to the front, featuring a contemporary range of base and wall units, a built-in oven, hob, microwave, and warming drawer, as well as an integrated dishwasher. Stylish ceramic tiling, recessed ceiling spotlights, and a utility cupboard with plumbing for a washing machine complete this fantastic space. To the rear, the neutrally decorated lounge is bathed in natural light, with bi-folding doors seamlessly connecting the indoor and outdoor spaces. A well-sized guest WC is also located on the ground floor.

Upstairs, the landing provides access to a part-boarded loft via a pull-down ladder, along with a useful storage cupboard housing the central heating boiler. The master bedroom is a generous double, benefiting from built-in storage and a stunning modern en-suite with a shower cubicle, vanity unit, stylish tiling, recessed shelving, and a chrome heated towel rail. Two further front-facing bedrooms enjoy far-reaching views, while the family bathroom offers a sleek three-piece suite with a bath, vanity sink, contemporary tiling, and a chrome heated towel rail.

Occupying a desirable cul-de-sac position, the property boasts a double driveway to the front, while the rear features a beautifully maintained enclosed lawned garden with a paved patio and decked terrace.

## Features

- STUNNING SEMI DETACHED NEAR THE CANAL • OPEN PLAN LIVING KITCHEN WITH BI FOLD DOORS • ENSUITE TO MASTER • VERY HIGH SPECIFICATION • ENCLOSED, LANDSCAPED GARDEN WITH DECKED TERRACE • CLOSE TO TRAIN STATION AND SCHOOLS • REMAINDER OF BUILDERS GUARANTEE • EV CHARGE POINT AND DOUBLE DRIVEWAY • HUNTERS 360 TOUR • PICTURESQUE WALKS ON YOUR DOORSTEP