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Providence Avenue, Bradford, BD10 0TQ

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Bradford,
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£695,000

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Occupying one of the most desirable plots on the development, this beautifully presented five-bedroom detached family home boasts a stunning rear extension, generous accommodation and landscaped gardens.

Externally, the property benefits from a driveway accommodating up to four vehicles, an integral double garage with security features, EV charging point, generous front garden, gated access on both sides and discreet bin storage.

The welcoming entrance hallway leads to an elegant living room with an attractive bay window, downstairs WC, under-stairs storage, integral garage access and a separate utility room.

The heart of the home is the spectacular extended L-shaped open-plan kitchen, dining and family room. Featuring contemporary units, Bosch appliances, granite worktops, plentiful power sockets and ample storage, this impressive space is designed for modern family living. A striking full-length bi-fold window above the worktops and bi-fold doors opening onto the patio create a seamless connection with the garden, flooding the room with natural light.

Upstairs are five well-proportioned bedrooms. The principal bedroom features fitted sliding wardrobes and a luxurious en-suite with twin wash basins. A second spacious bedroom benefits from its own en-suite and built-in storage. Two further double bedrooms, a fifth bedroom currently used as a home office and a contemporary family bathroom complete the accommodation.

The beautifully landscaped rear garden enjoys excellent privacy, with no neighbouring properties behind, a generous patio and established planting, perfect for entertaining and relaxing.

Apperley Bridge train station is a 10-minute walk away, with Calverley Woods and the Leeds and Liverpool Canal on the doorstep. Highly regarded primary and secondary schools, including nearby Woodhouse Grove School, make this an ideal location for families.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Approximate Floor Area = 227.7 sq m / 2451 sq ft
(Including Garage)



Ground Floor

First Floor

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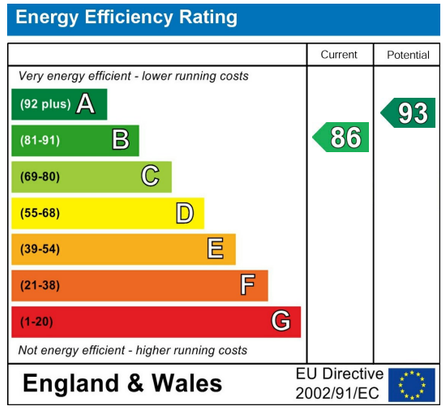
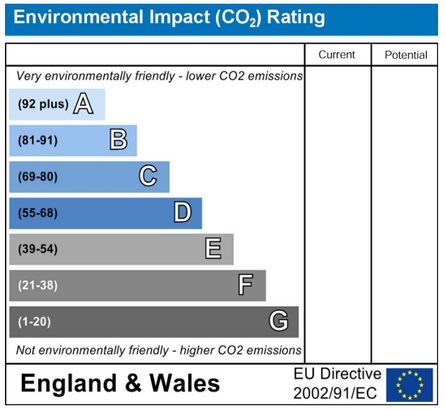
This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117595

Tenure: Freehold
Council Tax Band: G

- 5 spacious bedrooms
- 3 modern bathrooms
- Detached family home
- Stunning rear extension
- Landscaped private garden
- Double garage with EV point
- Open-plan kitchen/diner
- 10 mins to train station
- Near top schools
- Viewing recommended





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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45 High Street, Yeadon, LS19 7SP Tel: 01132029923
Email: yeadon@hunters.com