

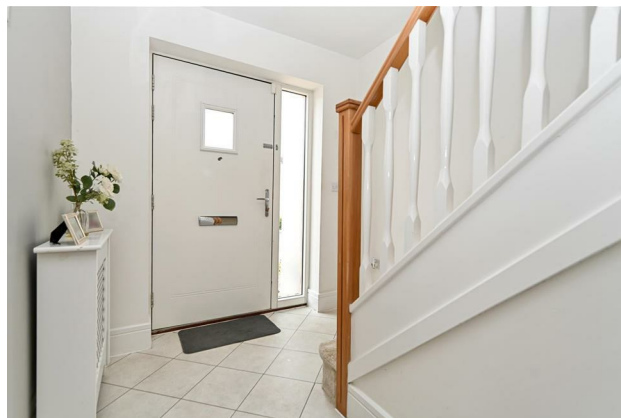
# HUNTERS®

HERE TO GET *you* THERE

**7 Carr Beck Rise, Apperley Bridge, BD10 0FH**

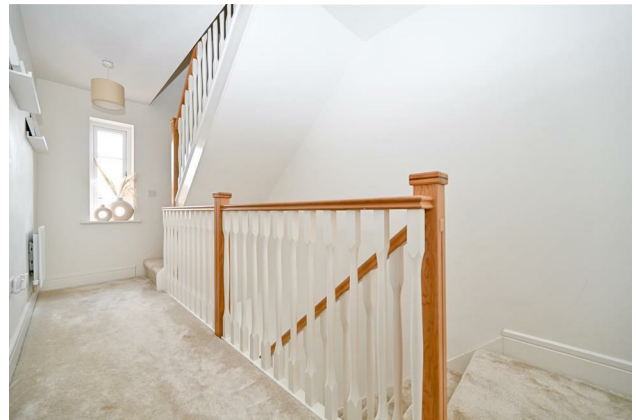
**Asking Price £340,000**

**Property Images**





## Property Images



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HERE TO GET *you* THERE

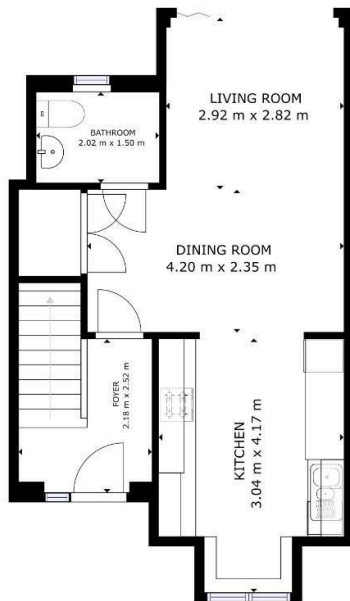
## Property Images



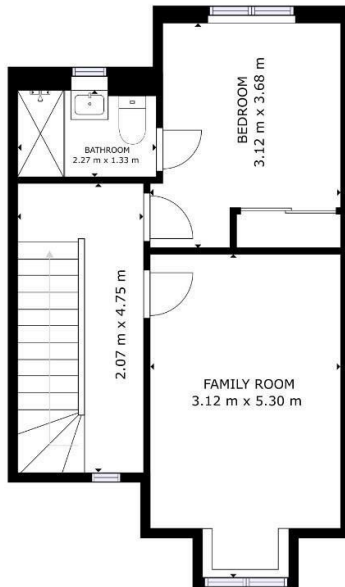


# HUNTERS®

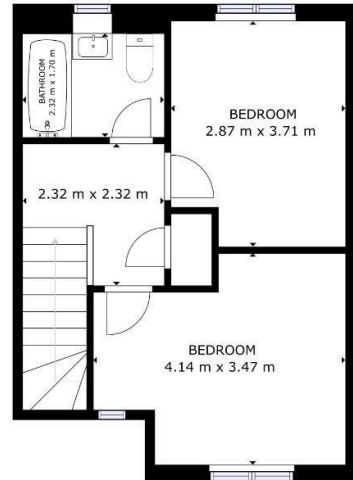
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FLOOR 1



FLOOR 2




FLOOR 3

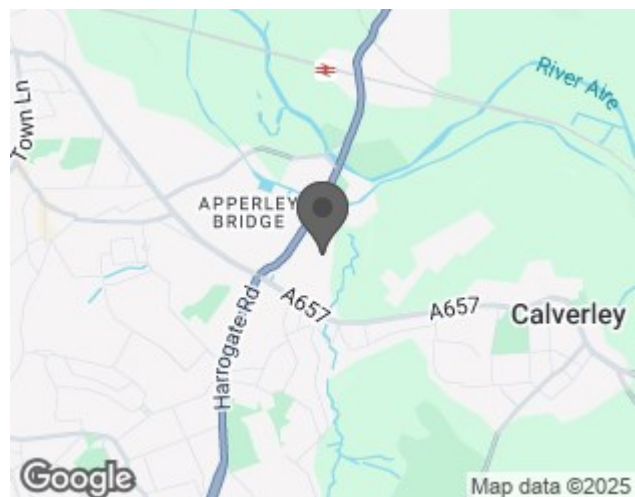
GROSS INTERNAL AREA  
FLOOR 1: 41.89 m<sup>2</sup>, FLOOR 2: 41.31 m<sup>2</sup>, FLOOR 3: 37.57 m<sup>2</sup>  
TOTAL: 120.77 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 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>85</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: 2 Receptions: 2  
Tenure: Freehold

Introducing a stunning semi-detached modern townhouse that combines contemporary design with high-quality craftsmanship. Located in the desirable Apperley Bridge estate, this property is ideally positioned near the train station and scenic canal-side walks.

The ground floor features an inviting entrance hallway, a guest WC, and an open-plan living kitchen with sleek units and bi-fold doors leading to a landscaped rear garden. The first floor offers a stylish living room and a master bedroom with an en suite bathroom. The second floor houses two additional double bedrooms and a modern house bathroom. Externally, the property includes a driveway for two cars and a well-manicured garden with a southerly aspect. With excellent access to local amenities, shops, schools, and picturesque walks, this high-specification home offers luxury and comfort, complete with the remainder of the builder's guarantee.

Introducing a stunning stone-built semi-detached modern townhouse that offers a perfect blend of contemporary design and high-quality craftsmanship. This exceptional property, located in an extremely sought-after and desirable estate, boasts a prominent position near the train station and picturesque canal-side walks. From the moment you step inside, you'll instantly fall in love with the elegant living spaces, exquisite finishes, and the abundance of natural light that permeates throughout.

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The ground floor welcomes you with an inviting entrance hallway, leading to a convenient guest WC and an open plan living kitchen. The kitchen is a true masterpiece, featuring modern and sleek contemporary units that seamlessly blend style and functionality. The highlight of this space is the impressive bi-fold doors that effortlessly open up to reveal the rear garden, creating a seamless indoor-outdoor living experience.

Moving to the first floor, you'll discover a tastefully designed living room, perfect for relaxation and entertaining. Adjacent to the living room is the master bedroom, complete with an adjoining en suite bathroom. The en suite offers a luxurious retreat, featuring high-quality fixtures and fittings that exude modern elegance.

Continuing to the second floor, you'll find two additional double bedrooms, each offering comfort and tranquility. These bedrooms are complemented by a modern house bathroom, featuring contemporary amenities and a stylish design.

Externally, the property boasts a driveway at the front, providing convenient off-street parking for two cars. The rear garden is thoughtfully landscaped, featuring a well-manicured lawn and fenced boundaries. With a desirable southerly aspect, the garden is the perfect oasis for outdoor relaxation and entertaining.

Ideally situated within the highly popular development of Apperley Bridge, this property offers excellent access to a wide range of local amenities. Nearby, you'll find an array of local shops, highly regarded schools, and the convenience of a train station for easy commuting. Additionally, the picturesque canal-side walks are just moments away, offering a scenic escape and a tranquil setting for leisurely strolls.

This exceptional property truly stands out with its high-specification features, attention to detail, landscaped gardens, and the added peace of mind provided by the remainder of the builders guarantee. Don't miss the opportunity to make this house your home and experience a lifestyle of luxury and comfort in a sought-after location.

This stunning semi-detached townhouse in the desirable Apperley Bridge estate offers modern design and high-quality craftsmanship. The property is ideally located near the train station and scenic canal-side walks. The ground floor features an inviting hallway, guest WC, and an open-plan living kitchen with bi-fold doors leading to a landscaped garden. The first floor has a stylish living room and a master bedroom with an en suite, while the second floor includes two double bedrooms and a modern bathroom. Externally, there's a driveway for two cars and a well-manicured garden. The home provides luxury, comfort, and easy access to local amenities.

## Features

• OPEN PLAN LIVING KITCHEN • BI FOLD DOORS LEADING OUT TO LANDSCAPED GARDENS • SET OVER THREE FLOORS • SOUGHT AFTER DEVELOPMENT • GUEST WC AND UTILITY CUPBOARD • CLOSE TO TRAIN STATION AND CANAL • ENSUITE TO MASTER • HIGH QUALITY FIXTURES AND FITTINGS