

# HUNTERS®

HERE TO GET *you* THERE

11 Strafford Way, Apperley Bridge, Bradford, BD10 0UT

Asking Price £385,000

Property Images



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## Property Images



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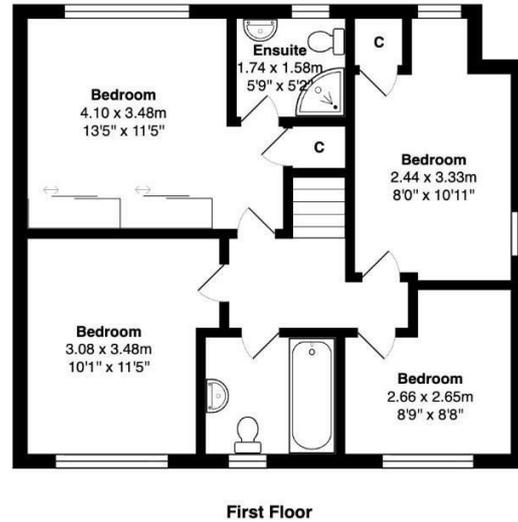
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## Property Images



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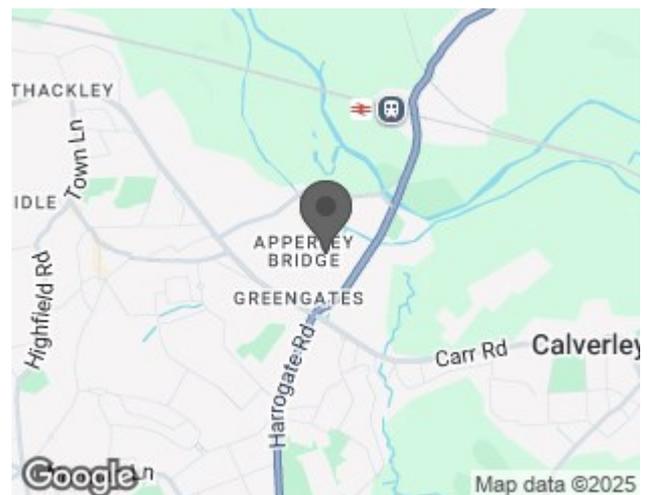
Total Area: 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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>		69	80
(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

Situated in a peaceful cul-de-sac within this highly sought-after part of Apperley Bridge, this delightful family home enjoys an enviable position close to the Leeds–Liverpool Canal, offering scenic walks and a wonderfully tranquil setting. The area is well regarded for its excellent local amenities, including several highly rated schools and a convenient train station, making it an ideal choice for commuters and families alike.

The property is entered via a welcoming hallway which leads through to a bright and comfortable lounge, perfect for relaxing and entertaining. To the rear sits a spacious dining kitchen, thoughtfully designed for modern living, with ample room for family meals and direct access to the garden. A useful utility room and a guest WC add further practicality, while the integral garage provides valuable storage or parking options.

To the first floor, the master bedroom benefits from its own ensuite shower room, creating a private retreat. Three additional bedrooms offer flexible accommodation for children, guests, or home working. The main house bathroom completes the upstairs layout.

Externally, the home enjoys a smart frontage with parking for two cars and a low-maintenance garden area. The enclosed rear garden is a real highlight, featuring a generous patio ideal for outdoor dining, a neatly lawned area, attractive planted borders, and a handy outside store. With secure fenced boundaries, it provides a safe and enjoyable space for families to unwind.

This charming property combines a quiet residential location with excellent nearby amenities, making it a superb opportunity for those seeking a well-presented home in this desirable Apperley Bridge setting.

## Features

- CUL DE SAC POSITION
- ENCLOSED GARDEN WITH SOUTHERLY ASPECT
- OPEN PLAN DINING KITCHEN
- ENSUITE TO MASTER
- CLOSE TO CANAL AND TRAIN STATION
- INTEGRAL GARAGE
- UTILITY AND GUEST WC
- SUPERBLY PRESENTED