

# HUNTERS®

HERE TO GET *you* THERE

**Apartment 303, Waterside View Harrogate Road, Bradford, BD10 0FR**

**Asking Price £175,000**

Property Images



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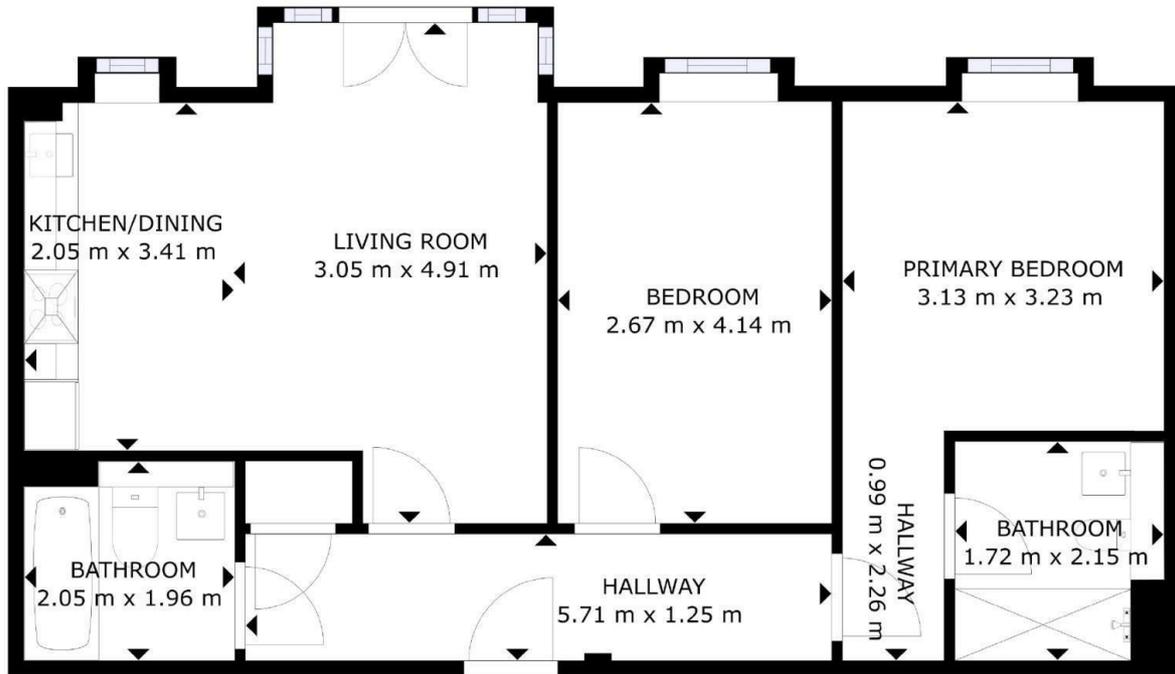
## Property Images



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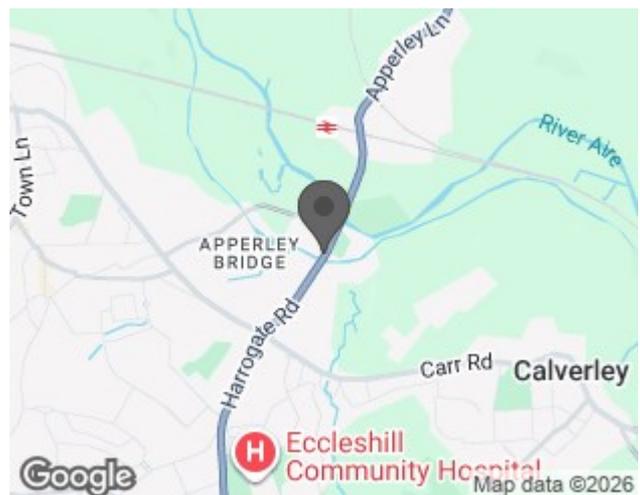
GROSS INTERNAL AREA  
GROUND FLOOR : 62.83 m<sup>2</sup>  
TOTAL : 62.83 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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>		77	77
(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: Apartment Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Situated within the highly desirable Waterside View development, this beautifully presented third-floor apartment offers modern living in a peaceful canal-side setting. Constructed in 2021, the property combines contemporary design with everyday convenience, making it an ideal purchase for first-time buyers or those seeking to downsize.

Accessed via a lift or staircase, the apartment opens into a welcoming hallway leading to a spacious open-plan lounge and fitted kitchen. The living area is filled with natural light from UPVC double-glazed French doors, creating a bright and airy atmosphere. The kitchen features a stylish range of wall and base units, complete with integrated appliances including a fridge/freezer, oven with induction hob, and dishwasher.

There are two generous double bedrooms, with the master benefiting from a modern en-suite shower room. A separate family bathroom offers additional convenience, fitted with contemporary fixtures and finishes. The property also benefits from electric heating and smart-controlled water usage, ensuring energy efficiency throughout.

Externally, residents enjoy an allocated parking space along with additional guest parking. The development is set within well-maintained grounds, perfectly positioned for picturesque canal walks and green open spaces right on the doorstep.

Waterside View is ideally located for commuters, being just a short stroll from Apperley Bridge railway station, providing easy access to Leeds, Bradford, and surrounding areas. A selection of local pubs, cafés, and restaurants are also within walking distance, contributing to the area's vibrant community atmosphere.

With its modern interior, scenic outlook, and prime location, this stunning apartment at Waterside View offers a superb opportunity to enjoy contemporary living in one of Apperley Bridge's most sought-after settings.

## Features

- CANAL SIDE AND VIEWS • JULIET STYLE BALCONY • HIGH SPECIFICATION • SOUGHT AFTER LOCATION • THIRD FLOOR APARTMENT WITH LIFT ACCESS • RESIDENTS PARKING • CLOSE TO TRAIN STATION • NO ONWARD CHAIN