

HUNTERS®

HERE TO GET *you* THERE

1 Providence Avenue, Bradford, West Yorkshire, BD10 0TQ

Offers In The Region Of £449,950

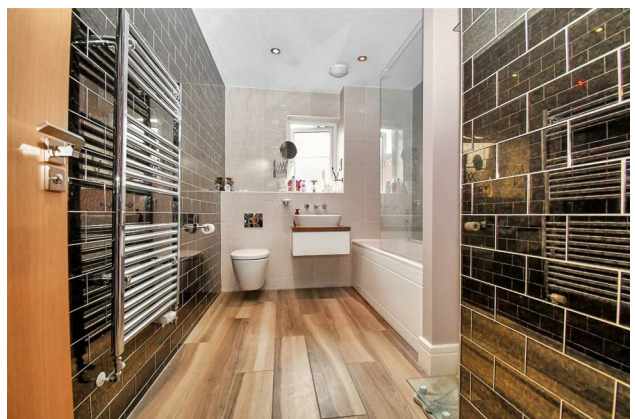
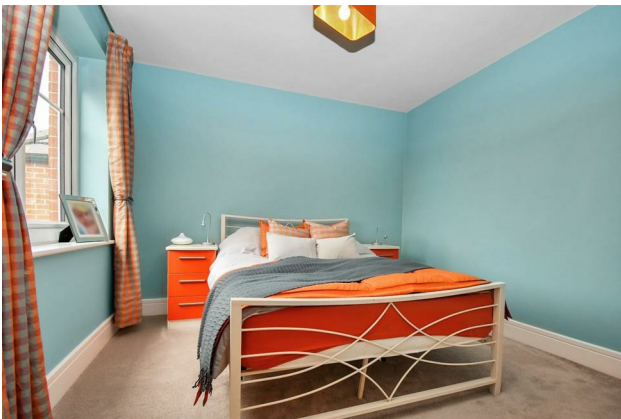
Property Images



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Property Images



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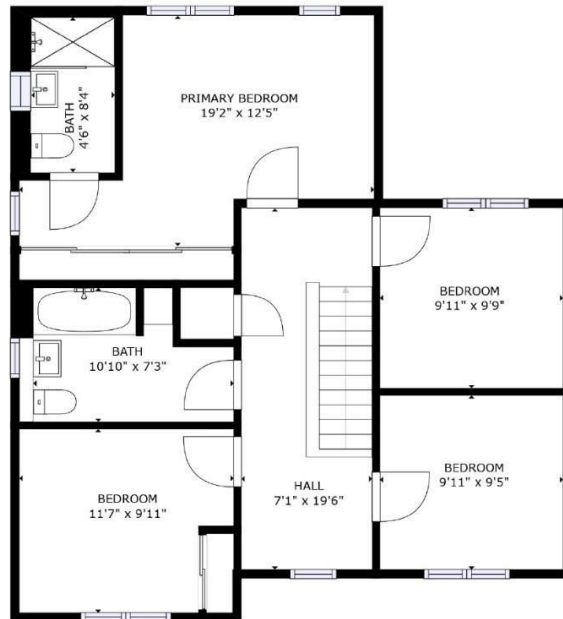


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FLOOR 1



FLOOR 2

Floorplan excludes
integral garage
accessed from hallway.

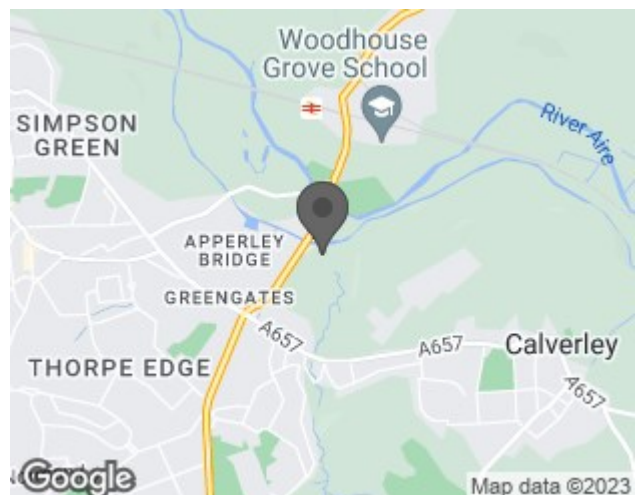
GROSS INTERNAL AREA
FLOOR 1: 623 sq. ft, FLOOR 2: 794 sq. ft.
TOTAL: 1417 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

With an open plan living kitchen with bi folding doors, cul de sac position and larger than average garden with southerly aspect this magnificent property presents the opportunity for one lucky purchaser to acquire the perfect family home. The property boasts high quality fixtures and fittings throughout and must be viewed to fully appreciate.

Accommodation briefly consists of an open entrance hall, guest, wc, a spacious lounge and open plan living kitchen with integrated appliances and bi folding doors - this is a perfect space for a family or those who love to entertain. From the entrance hall is access to the integral garage which others on the estate have converted to create even more living space. To the first floor can be found the master suite with ensuite shower room, a further three double bedrooms and the main house bathroom. Externally there is a double driveway to the front and lawned garden. The rear garden is larger than others on the estate and benefits from a southerly aspect. It consists of a lawned garden and raised decked terrace perfect for al fresco dining during the summer. There is a hidden storage shed down the side of the property.

Located within this extremely sought after estate within Apperley Bridge the property boasts an enviable position. With woodland and canal side walks just a short walk away along with several nearby highly regarded primary and secondary schools, a wide range of local amenities and a train station.

Features

- STYLISH FAMILY HOME • CUL DE SAC POSITION • REMAINDER OF BUILDERS GUARANTEE • OPEN PLAN LIVING KITCHEN WITH BI FOLD DOORS • MASTER WITH ENSUITE • LUXURY FITTINGS THROUGHOUT • LARGE GARDEN WITH SOUTHERLY ASPECT • INTEGRAL GARAGE WITH SCOPE FOR CONVERSION • CLOSE TO SCHOOLS, TRAIN STATION AND CANAL • EPC RATING = B