

# HUNTERS®

## EXCLUSIVE

Low Croft Acacia Park Terrace, Bradford, West Yorkshire, BD10 0PS

Asking Price £575,000

Property Images



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### Property Images



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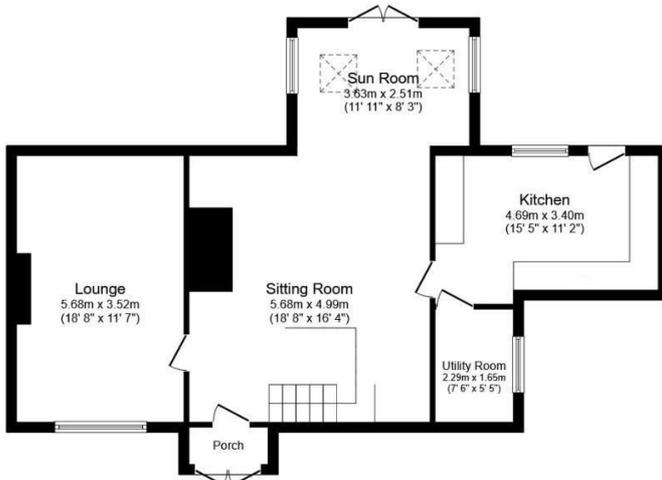
## EXCLUSIVE

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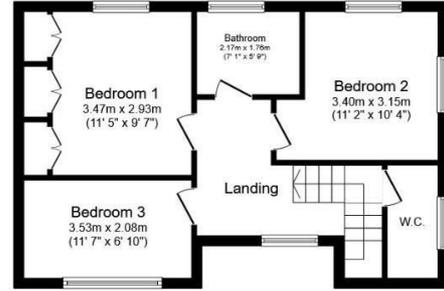


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**Ground Floor**  
Floor area 79.0 sq.m. (850 sq.ft.)



**First Floor**  
Floor area 46.3 sq.m. (498 sq.ft.)

Total floor area: 125.3 sq.m. (1,348 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### 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>			76
(55-68) <b>D</b>		59	
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

## A Rare Opportunity in a Highly Sought-After Location

Location, Location, Location! Set within beautifully landscaped gardens that wrap around the entire property and back directly onto peaceful woodland, this stunning, extended three-bedroom semi-detached family home offers an exceptional blend of tranquillity, space, and convenience. Nestled in a quiet semi-rural setting on the Rawdon/Apperley Bridge border, the property enjoys an enviable position—private and serene, yet just minutes away from excellent amenities, highly regarded schools, and transport links. Rarely do homes in this exclusive area come to market, and early viewing is highly recommended.

As you approach, the landscaped frontage and mature planting immediately create a sense of calm and seclusion. Situated on a private road to the side and front, the property offers an added level of exclusivity and privacy. Step inside through the entrance porch into an impressive open hallway, where beautiful French Oak flooring flows through the hall and dining rooms, setting the tone for the quality and style found throughout.

To one side, a superb 27-foot sitting room provides the perfect family space, filled with natural light and featuring an elegant flow through to the adjoining sunroom. This delightful area enjoys direct access to the rear garden—an ideal spot to relax or entertain while taking in the picturesque woodland backdrop.

The traditional, cottage-style breakfast kitchen is both charming and practical, fitted with granite worktops and offering ample space for informal dining. From here, there is direct access to the rear garden and a useful utility room. The property also benefits from a boiler under warranty, offering peace of mind to the new owners. A further highlight of the ground floor is the formal dual-aspect lounge—a generous, light-filled space ideal for more intimate gatherings or quiet evenings in.

A half landing leads to a conveniently placed two-piece guest WC, while the main staircase continues to the first floor where three well-proportioned bedrooms await. The principal bedroom enjoys fitted wardrobes and far-reaching views over the gardens and surrounding woodland, creating a truly peaceful retreat. The additional double bedroom and single room are equally well presented, offering flexibility for family living, guests, or home working. Completing the upper floor is a stylish three-piece house bathroom, finished to a high standard.

Externally, the property sits within extensive, beautifully maintained gardens that encircle the house—an oasis of calm offering privacy and plenty of space for outdoor entertaining, gardening, or simply enjoying the surrounding nature. To the front, there is ample driveway parking along with a detached garage for additional storage or vehicle use.

Further benefits include CCTV for added security, and the property's highly convenient location—the nearby railway station is within walking distance, making commuting simple and stress-free.

## Features

- STUNNING SEMI RURAL LOCATION • SCOPE TO EXTEND • CLOSE TO TRAIN STATION • IDEAL FAMILY HOME • CRAGG WOOD CONSERVATION AREA • TWO LARGE RECEPTION ROOMS • WOODLAND WALKS • LOVELY VIEWS