

# HUNTERS®

HERE TO GET *you* THERE



1 Crompton Way  
, Bradford, BD10 0DZ  
Price £424,950

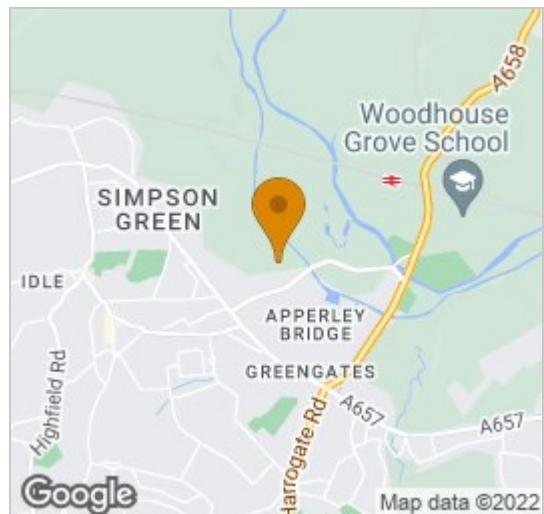


4 3 3 B

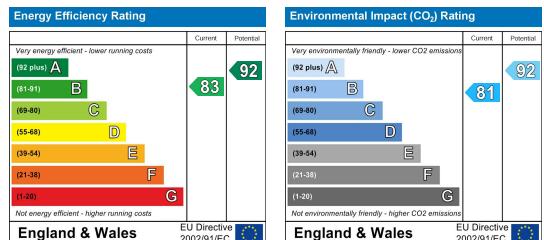
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- LIVING KITCHEN WITH BI FOLD DOORS
- REMAINDER OF BUILDERS GUARANTEE
- MASTER SUITE
- HIGH SPECIFICATION
- HUNTERS 360 TOUR
- LANDSCAPED GARDENS
- FAR REACHING VIEWS
- DETACHED GARAGE AND DRIVEWAY
- CLOSE TO SCHOOLS AND TRAIN STATION
- EPC RATING = B

Boasting an OPEN PLAN LIVING KITCHEN with BI FOLDING DOORS, a GARDEN WITH SOUTHERLY ASPECT and sitting on a CORNER PLOT this fantastic property benefits from FAR REACHING VIEWS and HIGH QUALITY FIXTURES AND FITTINGS throughout. Sure to make the perfect family home the property is also within easy reach of several nearby primary and secondary schools.

Accommodation briefly consists of an entrance hallway, guest WC, a playroom / study, a spacious lounge with French doors leading out to a decked terrace and the living kitchen – consisting of a dining, living area and kitchen with bi-folding doors leading out to southerly facing landscaped gardens, a central island with breakfast bar and integrated appliances this room is the epitome of modern living and a perfect space for a family or those who love to entertain. To the first floor can be found the master bedroom with ensuite shower room and lovely views, a further three double bedrooms and the main house bathroom.

Externally there is a garden to the front and an enclosed garden to the rear. With paved, artificial lawned and decked areas the garden is relatively low maintenance and perfect for kids or al fresco dining during the summer months. Beyond the rear garden is a detached garage and driveway with fast charging point for an electric car.

Situated within this sought after, modern estate within the extremely popular Apperley Bridge the property is within easy reach of the marina, picturesque canal-side walks, a train station and the aforementioned schools.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.