

HUNTERS®
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Providence Avenue, Bradford, BD10 0TQ

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BD10 0TQ

£450,000

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Beautifully presented four-bedroom detached home in a quiet, private cul-de-sac position in sought-after Apperley Bridge. Featuring spacious reception rooms, stylish dining kitchen, en suite principal bedroom, landscaped garden and heated home office. Further benefits include two lean-to stores, boarded insulated loft, double driveway and excellent commuter links to Leeds and Bradford.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

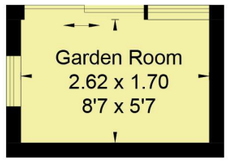
Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Two images in the photos are AI generated as there is a pool table in the house.

Approximate Floor Area = 131.5 sq m / 1415 sq ft
Outbuilding = 4.4 sq m / 47 sq ft
Total = 135.9 sq m / 1462 sq ft



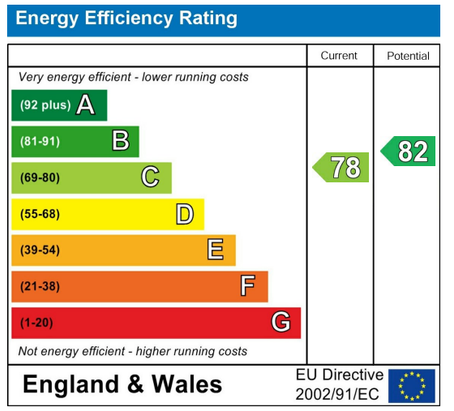


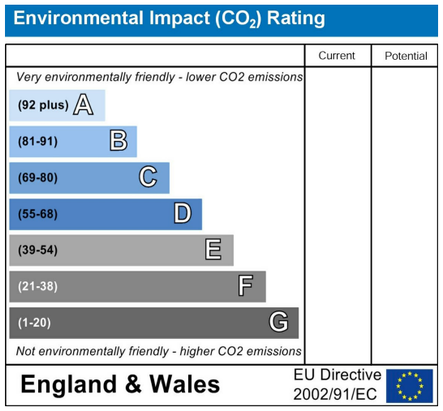
(Not Shown In Actual Location / Orientation)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113335

Tenure: Freehold
Council Tax Band: E

- 4 spacious bedrooms
- 2 modern bathrooms
- Open-plan dining kitchen
- Detached house
- Office in garden to support home working
- Double glazing throughout
- Enclosed garden with decking
- Parking for 2 cars
- Near Apperley Bridge station
- Viewing highly recommended





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.

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