



5 Milman Walk, Apperley Bridge, Bradford, BD10 0EE

**** STUNNING MODERN DETACHED PROPERTY WITH ENVIABLE OUTLOOK ** HIGHLY REGARDED 'MILLER HOMES' COMPLEX WITHIN THE APPERLEY BRIDGE AREA ** VAST AMOUNT OF IMPROVEMENTS/CONVERSIONS SINCE BUILD **** Step inside this beautiful family home of which the current owners have adapted and upgraded giving the property and superb finish. Entrance hallway with guest cloakroom off, formal lounge, dining/breakfast kitchen with Quartz worktops and BI-FOLDING doors leading out to the landscaped gardens which is an ideal entertaining space. The garage conversion now offers a large utility area leading to office space. **FOUR DOUBLE BEDROOMS** with master en-suite, Jack and Jill suite plus recently fitted contemporary family bathroom complete the first floor. Off road parking and enclosed gardens to rear having a southerly aspect allows this family home to be thoroughly enjoyed.

£450,000



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ENTRANCE HALLWAY Light and inviting entrance hallway with stairs leading to the first floor.

CLAOKROOM Off from hallway with sink and w/c

LOUNGE 10'6" x 18'4" (3.2m x 5.6m)

DINING KITCHEN 26'5" x 9'7" (8.05m x 2.92m)

Superb breakfast dining kitchen. An ideal entertaining space with Bi-fold doors opening out into the gardens allowing the room to flow into the outside space. Selection of wall and base units complimented with Quartz worktops which incorporates a breakfast bar. Integrated fridge and freezer, oven, hob and extractor. French doors to the lounge

UTILITY ROOM 11'2" x 8'3" (3.4m x 2.51m)

Formerly part of the garage this utilized space is great for families. With wall and base units, space for washer and dryer and leads through to the office

OFFICE 8'1" x 4'7" (2.46m x 1.4m)

Pleasant outlook to the front elevation

FIRST FLOOR Landing area

MASTER BEDROOM 15'4" x 10'9" (4.67m x 3.28m)

Far reaching views

EN-SUITE

BEDROOM TWO 10'5" x 13'5" (3.18m x 4.1m)

Far reaching views. Access to the Jack and Jill suite

BEDROOM THREE 10'8" x 8'9" (3.25m x 2.67m)

BEDROOM FOUR 9'5" x 8'6" (2.87m x 2.6m)

Access to the Jack and Jill suite

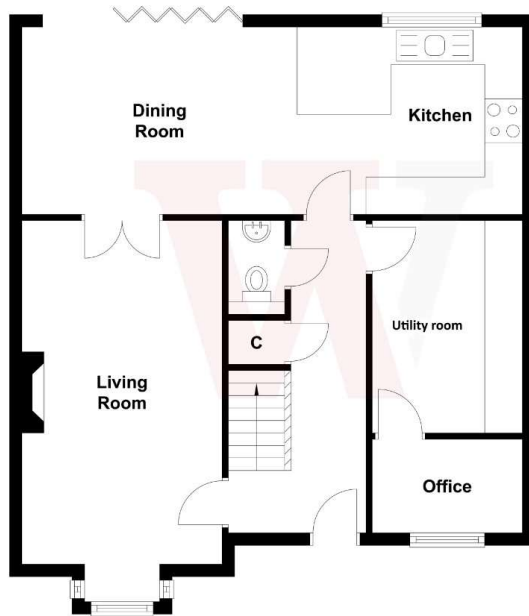
HOUSE BATHROOM Recently installed three piece suite with double ended bath and waterfall taps, sink and w/c

OUTSIDE Off road parking to the front. Enclosed gardens to the rear, low maintenance with different seating areas throughout as the gardens have a southerly aspect. Large shed.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		