



## **16 Dobson Rise, Apperley Bridge, Bradford, BD10 0EW**

Modern detached built around 5 years ago. This Crompton style provides FOUR BEDROOMS, two en-suite and a good size family friendly kitchen diner. Forming part of this recently created, yet well regarded part of Apperley Bridge, a short walk to the canal and the Marina along with access to the train station and handy for travel to both LEEDS and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

**£420,000**

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## **COUNCIL TAX Bradford**

Band E

## **TENURE Freehold**

**SERVICE CHARGE** We are advised by our clients there is a service charge payable of around £10 per month - please contact us for further details

**ENTRANCE HALL** Guest WC and useful understairs store - access to integral garage

## **INTEGRAL GARAGE**

**LIVING ROOM** French doors lead to kitchen diner

**KITCHEN DINER** A true family friendly and good size room - ample wall and base units in the kitchen area, enhanced by integrated appliances and a breakfast bar - the dining area includes French patio doors which lead to the rear garden

## **LANDING**

**BEDROOM 1** En-suite shower room

**BEDROOM 2** Access to Jack and Jill style en-suite

## **BEDROOM 3**

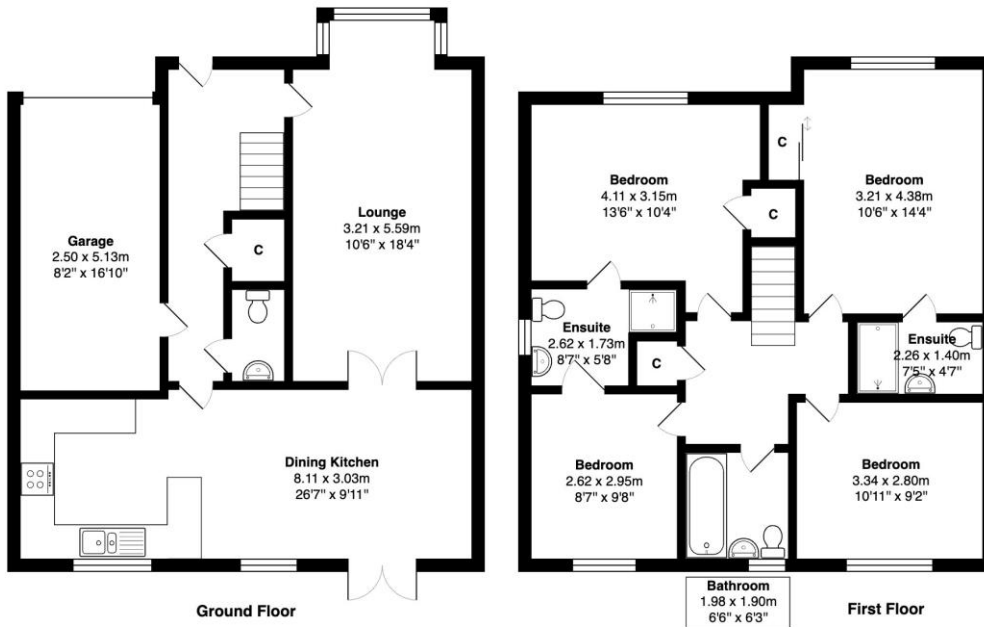
**BEDROOM 4** Access to Jack and Jill style en-suite

**BATHROOM** Bath , WC and wash basin

**OUTSIDE** Drive to integral garage, open lawn , pleasant good size rear garden

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.





Total Area: 139.3 m<sup>2</sup> ... 1499 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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