



3 Dorian Close, Bradford, BD10 8BQ

QUARTER HOUSE – compact ONE BEDROOM, well presented property forming part of this small Cul De Sac. Further enhanced by an enclosed garden and shared drive and NEW BOILER. Of likely appeal to a variety of buyers, especially FTB or those looking to downsize. Handy for many local amenities and being around 2 miles to Apperley Bridge train station. Contact Robert Watts to arrange YOUR viewing today.

£110,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **T** @robertwatts_

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE PORCH

LOUNGE 12'7" x 9'5" (3.84m x 2.87m)

KITCHEN 9'6" x 5'4" (2.9m x 1.63m)

Fitted kitchen incorporating wall and base units, 1 1/2 bowl sink. Plumbed for auto-washer. Understair store. Laminate floor

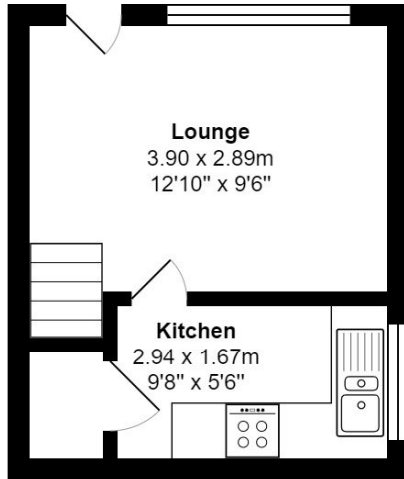
BEDROOM 9'5" (2.87) x 9'5" (2.87) (plus recess)

BATHROOM Three piece suite with vanity wash basin, WC, mixer tap shower with splash-back tiled walls

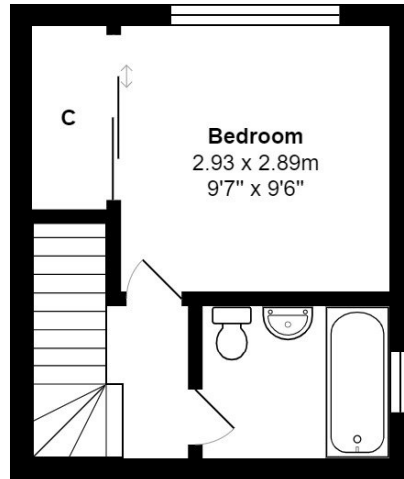
OUTSIDE Pleasant enclosed garden area. Shared access drive.

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

Total Area: 36.8 m² ... 396 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 614804
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