



40 Dobson Rise, Apperley Bridge, Bradford, BD10 0EW

Enviably CUL-DE-SAC plot, backing onto farm land... Miller Homes "Tolkien" style END TOWN HOUSE is designed for modern family living. This fine THREE BEDROOM example is arranged over three levels which includes a good size kitchen diner and a spacious top floor main bedroom with en-suite. 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, handy for travel to both LEEDS and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

£300,000



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ENTRANCE HALL

LIVING ROOM 13'9" x 10'4" (4.2m x 3.15m)

KITCHEN DINER 13'5" x 9'9" (4.1m x 2.97m)

Modern wall and base units, work tops, sink unit, built in appliances include: oven, hob, extractor, fridge freezer and washing machine - guest WC off - patio doors to rear garden

LANDING

BEDROOM 2 13'9" x 8'4" (4.2m x 2.54m)

Useful store closet

BEDROOM 3 8'9" x 6'9" (2.67m x 2.06m)

BATHROOM Three piece white suite

TOP FLOOR

BEDROOM 1 15'2" (4.62) x 10'3" (3.12) both average

Built in wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC

OUTSIDE Small garden to front, drive for up to 3 cars leading to garage, very pleasant rear garden incorporating artificial lawn and paved patio

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

COUNCIL TAX Bradford

Band D

TENURE Freehold

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: 103.1 m² ... 1109 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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