



## Dobson Rise, Apperley Bridge,

**£289,950**

- \* MODERN SEMI DETACHED \* THREE BEDROOMS \* TWO BATH/SHOWER ROOMS \*
- \* GARDENS \* DRIVE \* GARAGE \* POPULAR LOCATION \* CLOSE TO TRAIN STATION \*

This immaculate modern semi detached house is situated only a short distance from Apperley bridge train station - providing easy access to both Leeds and Bradford, as well as proximity to local shops, amenities and the Leeds/Liverpool canal.

The property benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, dining kitchen, utility area, downstairs cloakroom/wc and sun room. To the first floor there are three bedrooms - master bedroom having an ensuite shower room, together with a house bathroom.

To the outside there are gardens to both front and rear, drive, garage and electric car charger.



### Entrance

With radiator.

### Cloakroom/WC

With low suite wc, wash basin, radiator.

### Lounge

14'6" x 12'1" (4.42m x 3.68m)

With two radiators, store cupboard.

### Dining Kitchen

10'9" x 12'8" (3.28m x 3.86m)

Modern dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, radiator, upvc French doors to rear porch.

### Rear Porch

### Utility

3'5" x 6'3" (1.04m x 1.91m)

With plumbing for auto washer, radiator.

### First Floor Landing

With store cupboard.

### Bedroom One

10'8" x 9'5" (3.25m x 2.87m)

With radiator and store cupboard. En Suite Shower Room;

### En Suite Shower Room

Three piece modern suite, part tiled walls.

### Bedroom Two

10'1" x 7'6" (3.07m x 2.29m)

With radiator.

### Bedroom Three

8'8" narrowing to 7' x 6'9" (2.64m narrowing to 2.13m x 2.06m)

With radiator.

### Bathroom

Modern white three piece suite, part tiled walls and radiator.

### Exterior

To the outside there is a lawned garden to the front, driveway parking and a detached garage, together with a lawned garden and patio to the rear with borders.

### Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd, left onto Hemingway Rd, continue onto Apperley Rd, turn left onto Brompton Dr, continue straight onto Briggs Wy, continue onto Dobson Rise and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C / Bradford

### PLEASE NOTE

Photos were taken prior to the tenant moving in.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 83	96	Very environmentally friendly - lower CO <sub>2</sub> emissions A	
(81-91) B		(81-91) B	
(79-80) C		(89-90) C	
(65-68) D		(65-68) D	
(59-64) E		(59-64) E	
(41-58) F		(41-58) F	
(1-40) G		(1-38) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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