



Dobson Rise, Apperley Bridge Bradford BD10 0EW

welcome to

Dobson Rise, Apperley Bridge Bradford

A BEAUTIFULLY PRESENTED, DETACHED family home featuring three good size bedrooms, a MODERN bathroom and en-suite, a sleek contemporary kitchen, downstairs WC and an INTEGRAL GARAGE. Set in a highly desirable location, it offers stylish, comfortable living perfect for today's family lifestyle.



Apperley Bridge

Apperley Bridge is a highly desirable area situated between Rawdon and Greengates, approximately 9 miles from Leeds City Centre and 5 miles from Bradford City Centre. The village offers a local pub and café, with a wider range of amenities available in nearby Greengates and Idle Village. Regular buses and Apperley Bridge Train Station provide convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The property is within the catchment area of several well-regarded schools, perfect for families with children, and the prestigious Woodhouse Grove is nearby. The River Aire and canal flow through Apperley Bridge, offering pleasant walks and plenty of green space.

Entrance Hall

Enter from the front into the welcoming hallway with access to a downstairs wc, integral garage and stairs leading to the first floor.

Lounge

A bright and airy room having fully glazed patio doors opening to the garden and letting lots of natural light flood the room.

Dining Room

A separate dining room, perfect for more formal dining and entertaining.

Kitchen

A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above. There are a range of integrated appliances including an oven, microwave, fridge freezer, dishwasher and wine fridge. The tiled floor compliments the units beautifully giving a lovely sleek finish.

Downstairs Wc

Always useful to have in a busy family home with a wc and hand basin.

Bedroom One

A double bedroom with access to en suite facilities.

En Suite

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with a fitted wardrobe.

Bedroom Three

A good size single bedroom with space for free standing furniture.

Bathroom

A modern bathroom, part tiled and fitted with a three piece suite comprising a bath, hand basin and wc.

Outside

To the front of the property there is a driveway providing off street parking for two cars. The rear garden has a paved seating area leading off the lounge with a lawn beyond.

Garage

A single integral garage perfect for storage.

Management Service Charge

£160 p/a



view this property online williamhbrown.co.uk/Property/YEA107371



welcome to

Dobson Rise, Apperley Bridge Bradford

- DETACHED FAMILY HOUSE
- THREE GOOD SIZE BEDROOMS
- MODERN BATHROOM & EN-SUITE
- STYLISH KITCHEN
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£335,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA107371](https://www.williamhbrown.co.uk/Property/YEA107371)



Property Ref:
YEA107371 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)