



**Dovesdale Road, Bradford BD5 9QB**

**welcome to**

**Dovesdale Road, Bradford**

Dovesdale Road is a private development of just nine spacious family homes set in a cull de sac position with easy access of local amenities, great schools, and transport links.



## Four Bed Town House

For larger families this four bed town house boast a modern living space with entrance hall, open plan living space and guest WC on the ground floor.

On the first floor are three bedrooms and house bathroom and on the top floor is a generous master bedroom with ensuite and walk in wardrobe area.

Every property come with off street parking for two cars, private enclosed rear gardens.

## Kitchen Specification

Wall and base units  
Integral single oven  
Gas hob  
Stainless-steel extractor hood  
Glass splashback  
Stainless steel sink & drainer  
Laminate worktops  
Tiled splashbacks  
Space & plumbing for a washing machine  
Tiled floor

## Bathroom Specification

Fully tiled bathroom walls & floors  
White sanitary ware  
Chrome taps & fittings Double rainfall shower to shower rooms

## Heating & Insulation

Gas fired central heating system with energy efficient boiler  
White radiators

## Decoration Finish

White paneled doors with chrome ironmongery  
White gloss paint to woodwork  
Flat white finish to ceilings  
White emulsion to walls

## Electrical Specification

Chrome electrical sockets & switches throughout  
TV points to all living areas  
Down spotlights to all bathrooms & kitchen  
Mains operated smoke detectors

## Garden Specification

Rear garden fence and timber side gate  
Front & rear external light  
Driveways finished in block paving

## External Features

Energy efficient double-glazed anthracite windows and doors.

## Roads And Council

Adopted via Kirklees District Council

## Tenure

Freehold  
No maintenance charges

## Epc

On completion (Expected B)

## Peace Of Mind

All the properties come with a structural warranty as well as warranties for all the newly fitted appliances.

## Entrance Hall

### Kitchen/Lounge/Diner

25' 4" extending to 15' 4" x 14' 4" ( 7.72m extending to 4.67m x 4.37m )

### Bedroom Four

8' 2" x 6' 2" ( 2.49m x 1.88m )

### Bedroom Three

9' x 9' 1" ( 2.74m x 2.77m )

### House Bathroom

### Bedroom Two

9' 9" x 9' ( 2.97m x 2.74m )

### Main Bedroom

25' 8" x 12' ( 7.82m x 3.66m )

### Ensuite

### Images

Please note some images have been digitally dressed and enhanced. Fixtures and fittings are specific to each house and should be viewed prior to purchase.



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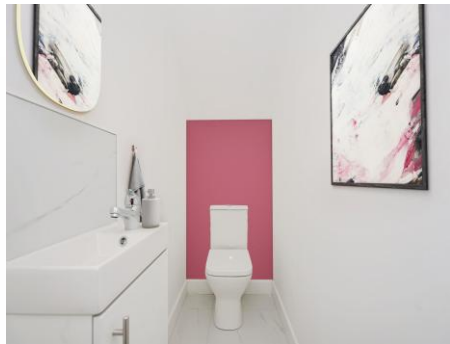
## Dovesdale Road, Bradford

- Four Bedrooms
- Open Plan Living/Dining/ Kitchen
- Private Enclosed Rear Garden
- Cul De Sac
- EPC Rated B

Tenure: Freehold EPC Rating: Exempt

from

**£245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115827 - 0007

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