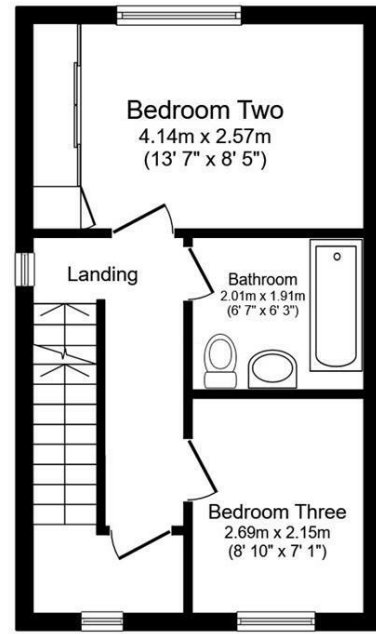
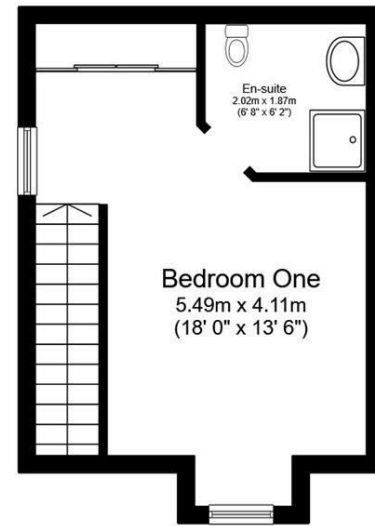


**Ground Floor**  
Floor area 30.5 sq.m. (328 sq.ft.)



**First Floor**  
Floor area 30.5 sq.m. (328 sq.ft.)



**Second Floor**  
Floor area 23.1 sq.m. (249 sq.ft.)

**Total floor area: 84.2 sq.m. (906 sq.ft.)**

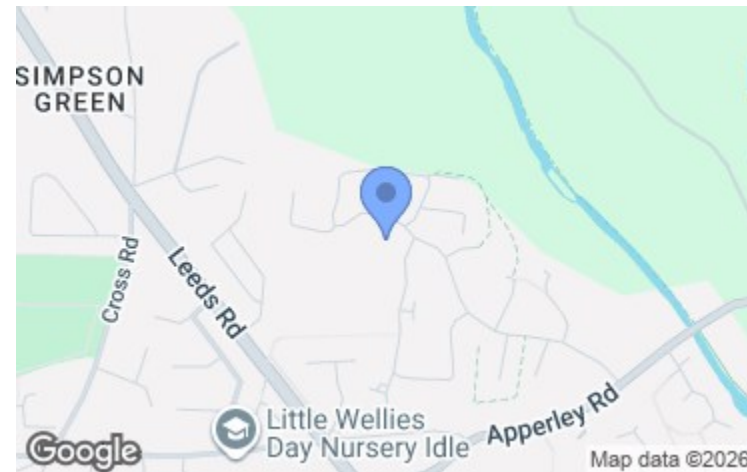
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com



**Directions**

See Mapping.



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Dobson Rise, Bradford, BD10 0EW  
Offers In The Region Of £300,000**



Dobson Rise, Bradford, BD10 0EW



**\*\* 3 BEDROOMS \*\* 2 BATHROOMS \*\***  
**IMMACULATE FINISH THROUGHOUT \*\***  
**IDEAL FOR YOUNG FAMILIES \*\***  
**DESIRABLE RESIDENTIAL LOCATION \*\***  
**QUIET CUL-DE-SAC POSITION \*\***  
**GENEROUS ENCLOSED REAR GARDEN \*\***  
 This stunning modern townhouse offers a perfect blend of comfort and style. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or professionals seeking a ready to move in home.

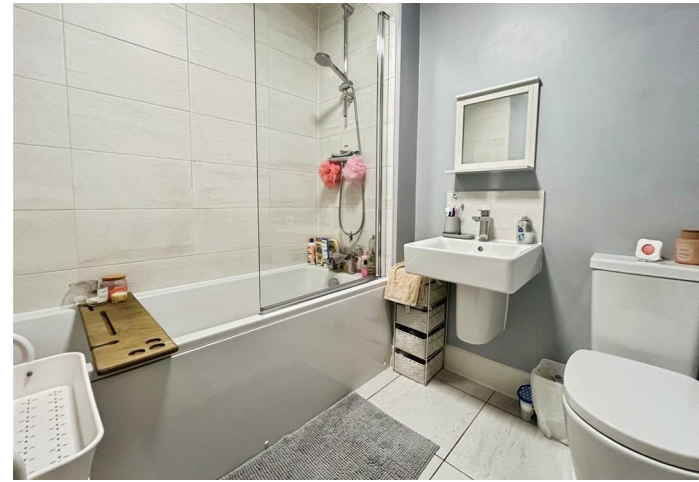
Upon entering, the entrance hall leads to a bright and airy lounge, featuring modern decor, a double glazed window and carpeted flooring. The modern kitchen, fitted with shaker style wall and base units, includes integral fridge freezer, dishwasher, electric oven with gas hob and extractor fan over and plumbing for washing machine. There is ample space for a dining table, finished with laminate flooring and neutral decor. A convenient downstairs WC adds to the practicality of the ground floor.

The first floor features a landing that connects

to two bedrooms, including a generous double with a double glazed window to rear, gas central heating and a storage cupboard and a generous single bedroom ideal for a young child or home office. The family bathroom is fitted with a bath, w/c and wash hand basin, part tiled walls and heated towel rail. The second floor is dedicated to the main substantial double bedroom, complete with an en-suite bathroom and built-in wardrobes.

Externally, the property benefits from a large driveway to the side offering ample off-street parking and boasts an attractive enclosed substantial, private back garden, mainly laid to lawn with a patio seating area and fenced borders.

Situated close to well-regarded schools, excellent transport links, and a variety of local amenities, this townhouse is not only a beautiful home but also a practical choice for modern living. Don't miss the chance to make this exceptional property your own.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Modern Three bedroom Town House Situated On A Quiet Tucked Away Cul-De-Sac, Sold With No Onward Chain.

**Rating authority**  
Borough Council Tax Band C

**Services**

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**Tenure**  
Freehold