

# HUNTERS<sup>®</sup>

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## Magnolia Drive

Sandy Lane, Bradford, BD15 9LR

Asking Price £365,000



An excellent opportunity for a variety of purchasers to acquire an impressive five bedroom detached home, on a cul de sac of other high calibre homes in the heart of Sandy Lane.

Comprising; entrance hall with WC, lounge with feature gas fire, comprehensively equipped dining kitchen with bi-folding doors to the rear, a utility room, and bedroom 5 which provides French door access to the garden and en suite shower facilities to the ground floor. To the first floor are four bedrooms with the master boasting impressive modern en suite shower room and fitted furniture. Externally are well tended gardens offering impressive patio and lawn areas, there is a summer house sat on a raised decked area, planted borders and fence boundaries. To the front is off street parking with an electric vehicle charging point and a further lawn area.

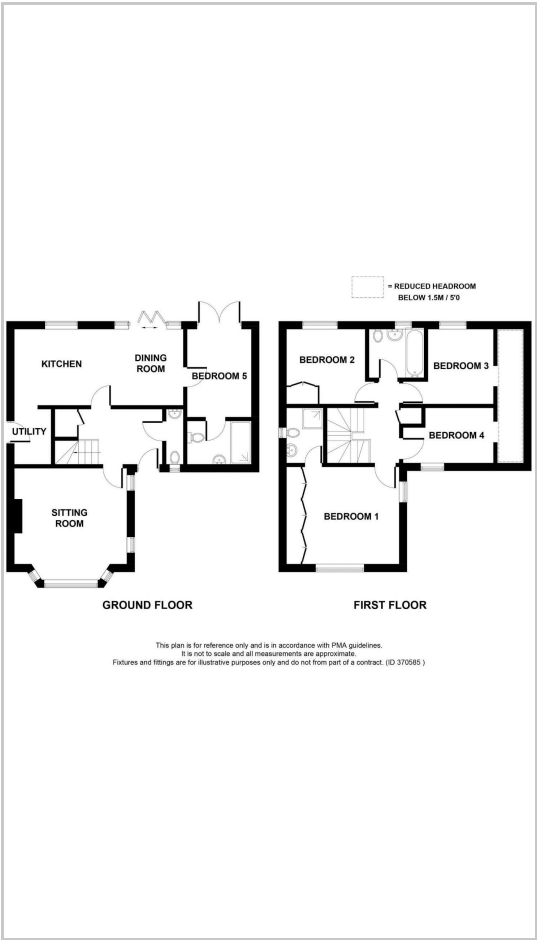
Sandy Lane is a highly sought after village and offers many village amenities, primary school, recreational facilities and excellent transport connections to other surrounding towns and villages. Bingley is approximately three miles, where there are larger shops and supermarkets and from where there is direct rail access to Leeds, Bradford and Skipton.



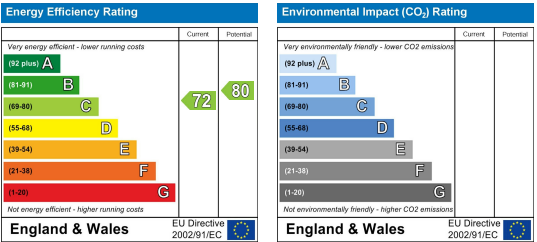
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.