



175 Sappgate Lane, Thornton, Bradford, BD13 3DY

£239,000

- DETACHED PROPERTY
- TWO RECEPTION ROOMS
- CONSERVATORY
- PRICED TO SELL
- PROPERTY BENEFITS FROM SOLAR PANELS
- THREE BEDROOMS
- DRIVEWAY AND DOUBLE TANDEM GARAGE
- NO ONWARD CHAIN
- GOOD FAMILY SIZE PROPERTY

175 Sappgate Lane, Bradford BD13 3DY

THREE BEDROOM DETACHED property with an array of features suited to FAMILY LIVING. Boasting TWO RECEPTION ROOMS, ground floor WC, off street PARKING, double tandem GARAGE plus front and rear GARDENS.



Council Tax Band: C



THREE BEDROOM DETACHED property with an array of features suited to FAMILY LIVING. Boasting TWO RECEPTION ROOMS, Lounge with multi fuel stove, fitted kitchen, ground floor WC, off street PARKING, double tandem GARAGE plus front and rear GARDENS. Viewing is highly recommended to avoid disappointment.

ENTRANCE HALL

Composite entrance door to the side, stairs leading to the first floor and central heating radiator.

LOUNGE

16'0" x 10'11"

Timber framed double glazed window to the front, central heating radiator and high quality multi fuel stove.

DINING ROOM

8'3" x 9'4"

Dining room/ second reception room with French doors leading to the conservatory and central heating radiator.

GROUND FLOOR WC

Comprising of a low flush WC, wash hand basin and extractor fan.

KITCHEN

11'3" x 7'3"

Fitted with a range of wall and base units, inset sink and drainer, electric oven and gas hob with extractor above, timber framed double glazed window to the rear, plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING

Timber framed double glazed window to the side, central heating radiator and access to the loft space.

BEDROOM ONE

11'2" x 9'2"

Timber framed double glazed window to the front, built in wardrobes and central heating radiator.

BEDROOM TWO

9'2" x 11'3"

Timber framed double glazed window to the rear, storage cupboard and central heating radiator.

BEDROOM THREE

8'7" x 6'1"

Timber framed double glazed window to the front and central heating radiator.

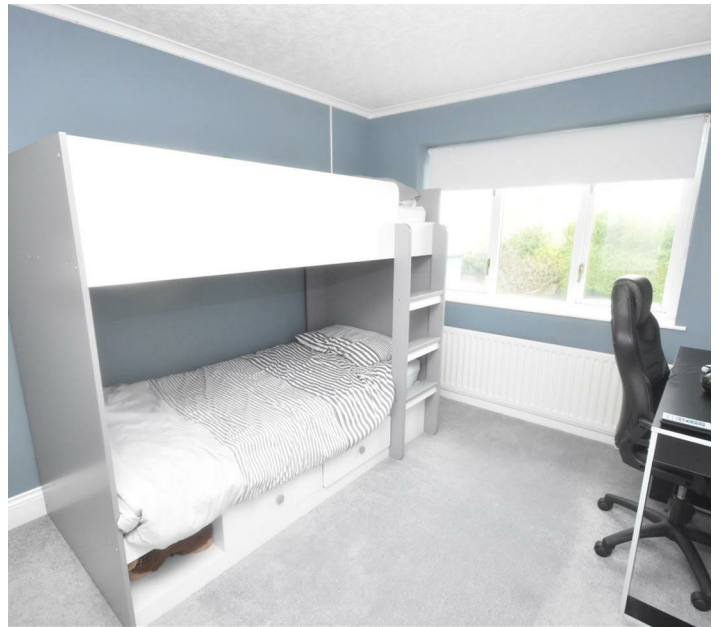
BATHROOM

6'4" x 8'3"

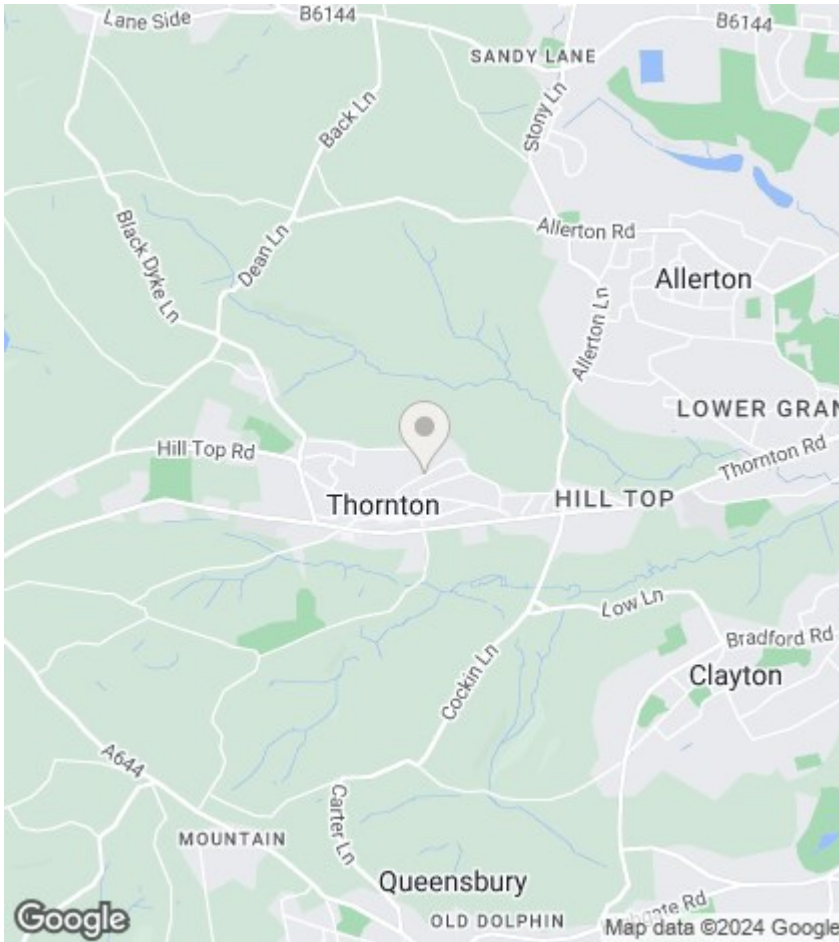
Modern four piece bathroom suite comprising of; panelled bath, shower cubicle, low flush WC and wash hand basin, timber framed double glazed window to the rear and central heating radiator.

EXTERIOR

To the front of the property is a mature planted garden with shrubs and a driveway leading directly to an integrated double tandem garage with light, power and remote electric door. To the rear is an established lawn, decking, flagged patio, and outside socket and tap. In addition the property does benefit from solar panels providing hot water.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	