



4 Sandringham Road, Clayton, Bradford, BD14 6EA

£225,000

- THREE BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZING
- LARGE CORNER PLOT
- OFF-ROAD PARKING
- POPULAR LOCATION
- GAS CENTRAL HEATING
- PORCHES FRONT AND REAR
- GARDENS TO THREE SIDES
- SINGLE GARAGE
- GREAT POTENTIAL

4 Sandringham Road, Bradford BD14 6EA

**** THREE BEDROOM SEMI-DETACHED ** SET ON A LARGE CORNER PLOT ** GARAGE, GARDENS & DRIVEWAY **** Bronte Estates are pleased to offer for sale this ideal family home in the popular Clayton area of Bradford. With gardens to three sides the property would lend itself to a side and/or rear extension (subject to the new owner obtaining the required permissions). Gas central heating, double glazing and a convenient location, well placed for local schools, bus routes and access to the city centre. Early viewing advised.



Council Tax Band: C



Front Porch

White UPVC porch giving access to the hallway.

Hallway

Stairs off to the first floor and a door to the lounge. Central heating radiator.

Lounge

16'0 x 11'7

Large window to the front elevation, central heating radiator and being open to:

Dining Room

10'5 x 7'5

Open plan with the lounge. Central heating radiator, large window to the rear and a door to the kitchen.

Kitchen

10'2 x 7'1

Fitted with base and wall units, laminated working surfaces and splash-back wall tiling. Plumbing for a washing machine, electric oven, gas hob, window to the side and a door to the rear porch. There is also a storage cupboard housing the central heating boiler.

Rear Porch

Side UPVC door and windows. Door to the kitchen.

First Floor Landing

10'0 x 5'8

Window to the side elevation, airing cupboard and access to the loft space.

Bedroom One

13'4 x 8'8

Window to the front elevation, fitted wardrobes and a central heating radiator.

Bedroom Two

11'6 x 8'8

Window to the rear elevation and a central heating radiator.

Bedroom Three

9'3 x 5'9

Window to the front elevation and a central heating radiator.

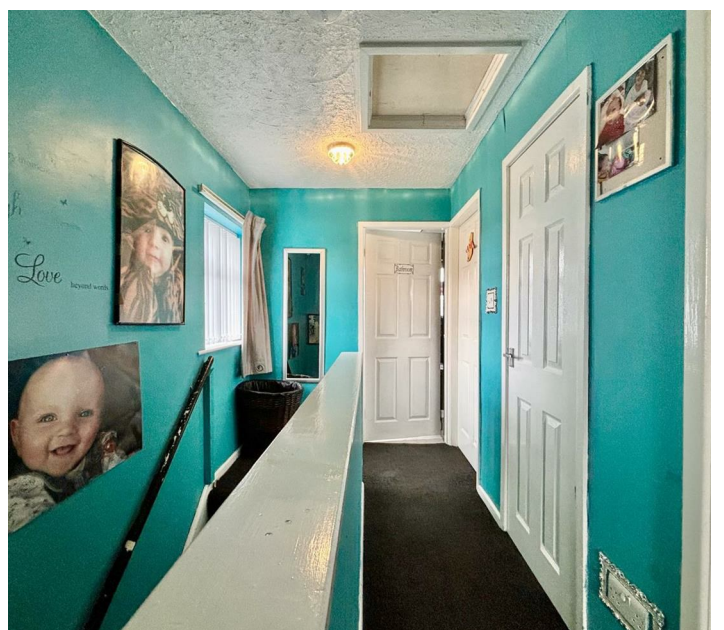
Bathroom

A modern white bathroom suite with aqua board

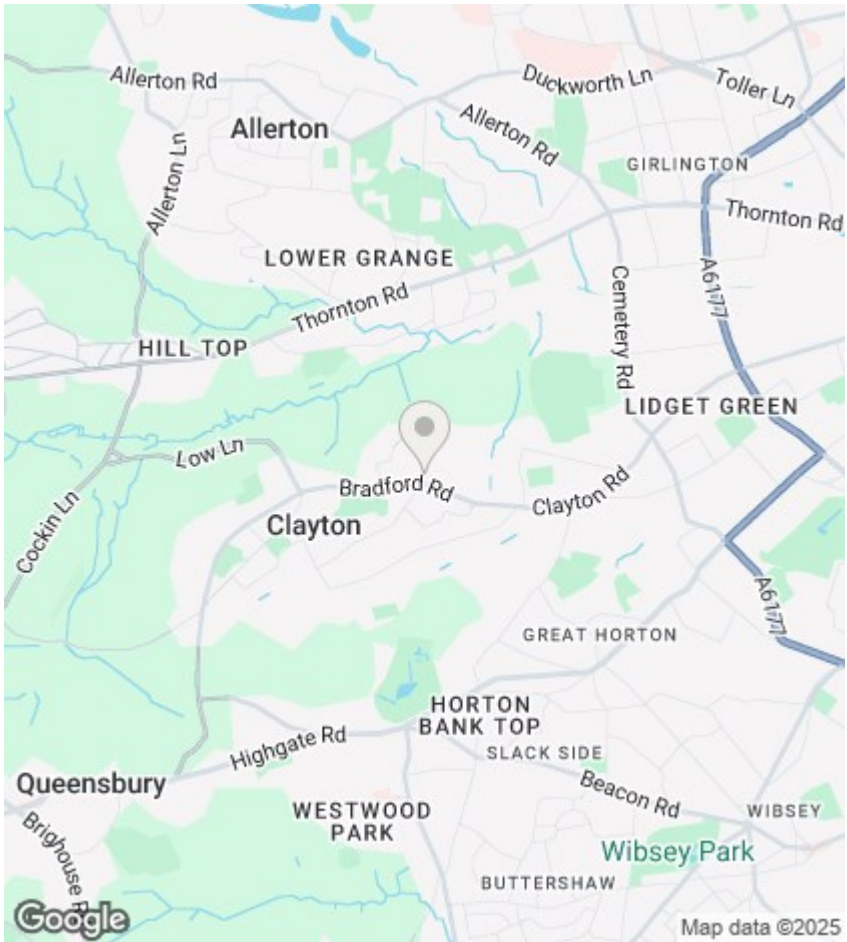
walls, comprising of a panelled bath with shower tap attachment, washbasin set in a modern vanity unit and a low flush WC. Window to the rear elevation and a central heating radiator.

External

The property sits on a large plot with gated off-road parking to the front and a lawned area. The side garden is mainly laid to lawn and runs to the back of the house where there is a paved patio and flowerbeds. To the rear is an off-road parking space and a single garage.







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		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

