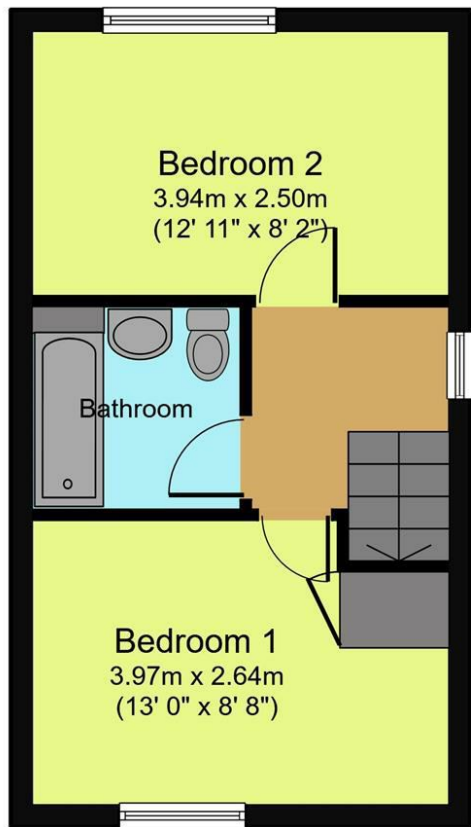




Ground Floor

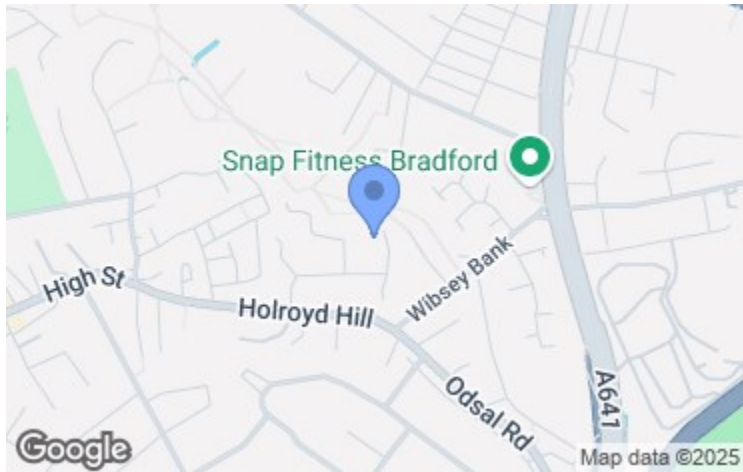


First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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	



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.



Sanderson Avenue, Bradford, BD6 1QQ
Offers Over £165,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@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.



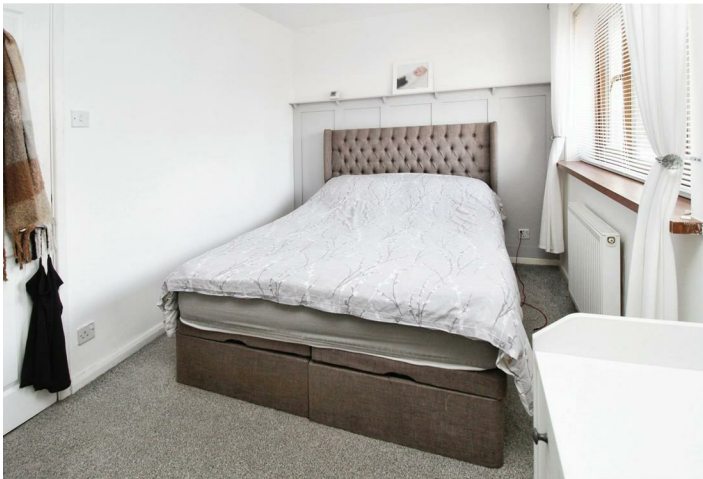
Ideal First Time Buy Or Investment *** Garage And Driveway *** Good Transport Links *** Modern Kitchen And Bathroom *** Two Double Bedrooms *** Potential To Extend STPP. The property is situated close to many local amenities including Schools, Shops and being well placed for the Motorway Network Commute M606/M62.

Located in a desirable cul-de-sac on Sanderson Avenue, Bradford, this well-presented two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a entrance hall that leads to a charming lounge, ideal for relaxation or entertaining guests. The heart of the home is the modern kitchen/diner, featuring stylish fitted wall and base units, a double oven, and a gas hob with an extractor hood above, providing ample space for your appliances and culinary creations.

The first floor boasts two double bedrooms, ensuring plenty of room for rest and personal space. The family bathroom is thoughtfully

designed, complete with a bath and shower over, a low-level WC, and a hand wash basin, catering to all your daily needs.

Outside, the property benefits from a garage and a driveway, offering convenient off-street parking. The low-maintenance rear garden provides a tranquil outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom semi-detached house in sought after cul-de-sac location.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold