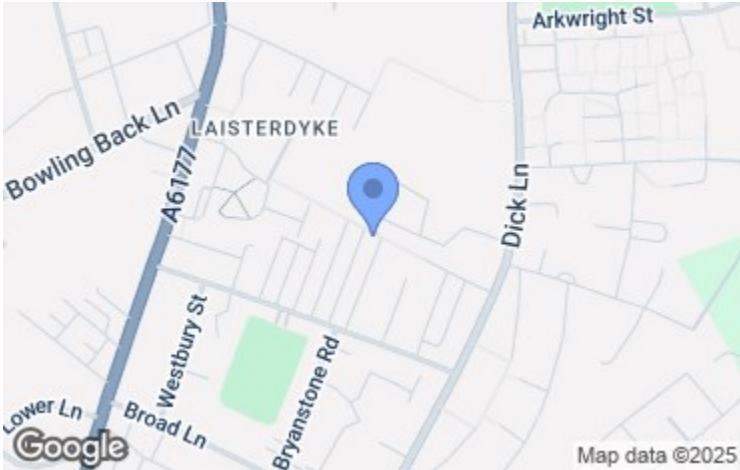




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

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.

Sandygate Terrace, Bradford, BD4 8PT
£140,000



Sandygate Terrace, Bradford, BD4 8PT

 1  3  1

Three Bedrooms *** Modern Kitchen/Diner And Bathroom *** Low Maintenance Gardens *** Cellar Ideal For Storage. Located in the desirable cul-de-sac of Sandygate Terrace, Bradford, this well-presented mid-terrace house offers a perfect blend of comfort and convenience. With three spacious bedrooms and a thoughtfully designed layout, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a charming entrance porch that leads into a bright and airy lounge, perfect for relaxation or entertaining guests. The heart of the home is the inviting kitchen/diner, which features fitted wall and base units, an oven, a hob with an extractor above, and space for appliances. This area is not only functional but also a delightful space for family meals and gatherings.

The first floor boasts two well-proportioned bedrooms, one of which is equipped with fitted wardrobes, providing plenty of storage. The modern family bathroom is also located on this

level, complete with a bath and shower over, a low-level WC, and a hand wash basin, ensuring all your needs are met.

Venturing to the second floor, you will find a further double bedroom, enhanced by a Velux window that floods the space with natural light, creating a warm and inviting atmosphere.

Outside, the property features low-maintenance front and rear gardens, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. On-road parking is readily available, adding to the convenience of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom terrace house in sought after cul-de-sac location.

Rating authority
Borough Council Tax Band A

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