



**5 Sanderson Avenue, Bradford, BD6 1QQ**  
**£170,000**

Offered with NO ONWARD CHAIN is this splendid TWO BEDROOM semi detached ideally located close to the village of Wibsey and its plentiful supply of local amenities and excellent transport links. The property itself is well presented with good quality fixtures and fittings throughout and has the benefit of gardens to front and rear and a drive which provides off road parking and leads to a detached garage.

**EPC RATING - D**

**COUNCIL TAX BAND - C**

**GROUND FLOOR**

**ENTRANCE HALL**

Laminate flooring, central heating radiator and a double glazed window.

**LOUNGE**

Pleasant lounge with a feature gas fire with surround, double glazed window and a central heating radiator.

**DINING ROOM**

Dining area with ample space for a table, a central heating radiator, laminate flooring and double glazed French Doors opening to the rear garden.

**KITCHEN**

Open to the dining area, a kitchen with a range of fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with a gas hob and extractor fan over, plumbing for a washing machine, laminate flooring and a double glazed window.

**FIRST FLOOR**

**LANDING**

Landing area with a double glazed window, central heating radiator and loft access.

**BEDROOM**

Double bedroom to the rear elevation with a double glazed window and central heating radiator.

**BEDROOM**

Double bedroom to the front elevation with laminate flooring, a storage cupboard, double glazed window and central heating radiator.

**BATHROOM**

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and a P-shaped bath with shower and curved glass screen over.

**EXTERNAL**

To the front of the property a lawned garden, to the side a drive leads to a detached garage which has power and light, and to the rear an enclosed garden with lawn and patio.

There is the potential to purchase some of the furniture currently in the property. Please enquire for further details.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	