









welcome to

Sanderling Court, Bradford

Offered to the market is this four bedroom semi detached property with its versatile layout and attractive presentation, this home is ready to move into and enjoy. A rare find that blends bungalow charm with added space and functionality













Entrance Hall

Lounge/ Kitchen

15' 6" x 18' 7" (4.72m x 5.66m)

A stylish and contemporary open plan lounge/kitchen offering a sociable and functional living space. The kitchen area is fitted with a range of modern wall and base units, incorporating a sink and drainer set into sleek work surfaces. Integrated appliances include an oven, fridge freezer, washing machine, and dryer—providing convenience and a seamless finish. The open layout creates a bright and welcoming atmosphere, ideal for both everyday living and entertaining.

Bathroom

The bathroom features a stylish three-piece suite comprising a bath with shower over, a wash hand basin set within a contemporary vanity unit and w/c. Finished to a high standard.

Bedroom One

11' 9" \times 11' 8" ($3.58m \times 3.56m$) With window to the rear, radiator, ensuite and dressing room.

Ensuite

The ensuite comprises a fully enclosed shower cubicle, a wash hand basin set in a sleek vanity unit and w/c.

Bedroom Two

15' 3" x 13' 1" (4.65m x 3.99m) With velux windows.

Bedroom Three

8' 9" x 15' 2" (2.67m x 4.62m) With window to the rear and radiator.

Bedroom Four

 $10' \ 2'' \ x \ 8' \ 5'' \ (3.10m \ x \ 2.57m \)$ With window to the rear and radiator.

Outside

To the front of the property, a private driveway provides convenient off-road parking and leads to a detached garage, ideal for secure storage or workshop use. At the rear, you'll find a generous lawned garden offering plenty of space for outdoor activities, complete with a charming wooden gazebo—perfect for relaxing or entertaining in style.





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- Four bedroom
- Semi detached bungalow
- Driveway
- Garage
- Offers in the region of £260,000

Tenure: Freehold EPC Rating: C

Council Tax Band: B

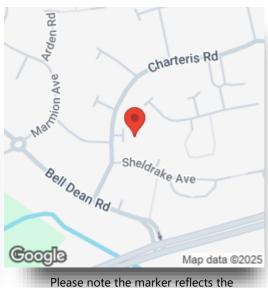
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Please note the marker reflects the postcode not the actual property

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Property Ref: BDF116307 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.