



## Sunningdale, Bradford, BD8 0LX

- TWO-BEDROOM SEMI-DETACHED BUNGALOW
- SPACIOUS KITCHEN DINER
- INTEGRAL GARAGE
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND C
- TWO RECEPTION ROOMS
- FOUR-PIECE BATHROOM
- DOUBLE GLAZING - GAS CENTRAL HEATING
- DRIVEWAY & GARAGE PARKING
- EPC RATING D

**Asking Price £195,000**





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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - SUNNINGDALE - BD8

TWO-BEDROOM SEMI-DETACHED BUNGALOW - TWO RECEPTION ROOMS - SPACIOUS KITCHEN DINER - FOUR-PIECE BATHROOM - INTEGRAL GARAGE - DOUBLE GLAZING - GAS CENTRAL HEATING - GARDENS FRONT AND REAR - DRIVEWAY & GARAGE PARKING - COUNCIL TAX BAND C - EPC RATING D

CURRENTLY TENANTED UNTIL 03/03/2025 AT £900 PCM

### GROUND FLOOR

Enter the hallway there are door to reception room 1, bedroom 2, bathroom and a walkway through to the dining kitchen. Reception room 1 is a good size room with gas fireplace and a door to access reception room 2 currently used as a third bedroom. Reception room 2 overlooks the rear garden. The dining kitchen is a great space with wall and base units, space for a dining table, gas hob, oven, extractor with a door to access the rear garden and a door to access the rear of the garage. Bedroom 2 is a single room overlooking the rear. The bathroom is a four piece (bath, shower cubicle, basin, and WC).

### SECOND FLOOR

From the min hallway there is a door and stairs leading to bedroom 1. This is a double room with skylight window and ledge where there is a door to boiler.

### EXTERNAL

To the rear is a good size garden with patio and lawn area. To the front is a lawn, driveway, and single garage for parking.



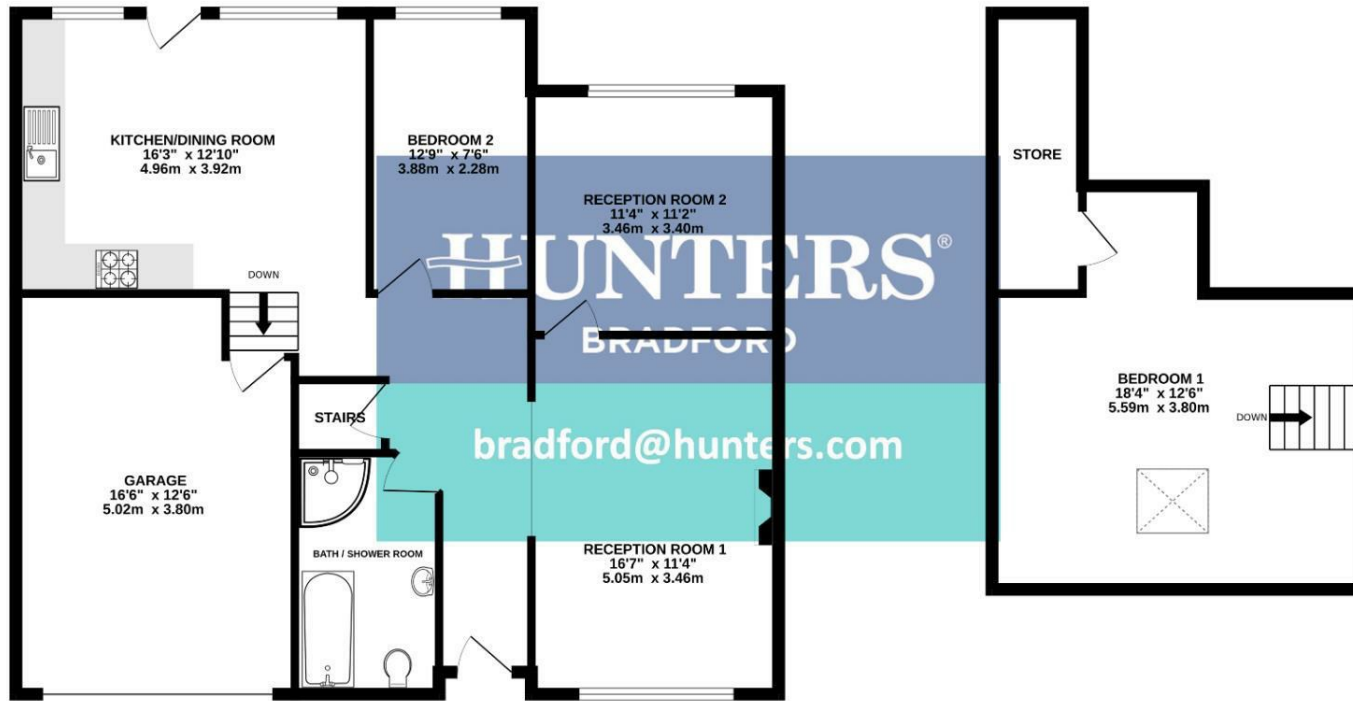






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

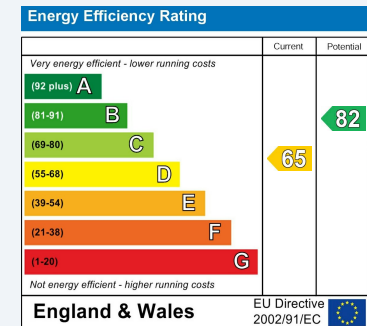
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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