



Sanderling Court, , Bradford, BD8 0RD

- *** WITH NO CHAIN ***
- NEW CARPETS & CAVITY WALL INSULATION
- 1GB BROADBAND AVAILABLE
- FITTED WARDROBES IN BEDROOMS 1 & 2
- COUNCIL TAX BAND B
- A THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- NEW BOILER WITH GUARANTEE
- WELL-PRESENTED AND MAINTAINED THROUGHOUT
- DRIVEWAY FOR TWO CARS
- EPC RATING GRADE C

Offers In The Region Of £160,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - SANDERLING COURT

*** WITH NO CHAIN *** - A THREE-BEDROOM SEMI-DETACHED FAMILY HOME - NEW CARPETS - CAVITY WALL INSULATION - NEW BOILER WITH GUARANTEE - LOFT INSULATION (270MM) - FITTED WARDROBES IN BED 1 & 2 - DRIVEWAY FOR TWO CARS - COUNCIL TAX BAND B - EPC RATING GRADE C

SITUATED IN AN OFF-ROAD COURTYARD WITH ONLY 8 OTHER HOUSES - WELL-PRESENTED AND MAINTAINED THROUGHOUT - DOUBLE GLAZING - AN IDEAL FAMILY HOME WITH GREAT OUTDOOR SPACE

GROUND FLOOR

Enter the property into the hallway, the hall is lit by a window with stairs to the first floor and a door to the lounge. The lounge is well presented with fireplace, cupboard under the stairs and an open dining area, The dining area has French doors leading to the rear patio and a door to the kitchen. The kitchen has a good range of both wall and base units (oak coloured), gas hob, oven, extractor, tiled splashbacks, plumbing for a washing machine, dual aspect windows and a door to the rear garden.

FIRST FLOOR

The landing is lit by a window, gives access to all three bedrooms and the family bathroom. Bedroom 1 is a double room overlooking the front with fitted wardrobes. Bedroom 2 is a double room overlooking the rear garden with fitted wardrobes. Bedroom 3 is a single room overlooking the front and has a built in cupboard. The bathroom is tiled, has a three piece with bath (shower over), basin, WC and radiator.

EXTERNAL

This home offers great outdoor space for a family, with a good size rear enclosed lawn garden, patio and planting areas, space for a garden shed and bin storage. To the front is a planting and paved area with a driveway for two cars.

INFORMATION

From the moment you enter this lovely family home, you get an instant feel of how immaculate and well-kept it is. The owners have taken care with their property and made it a great ready to move in home.

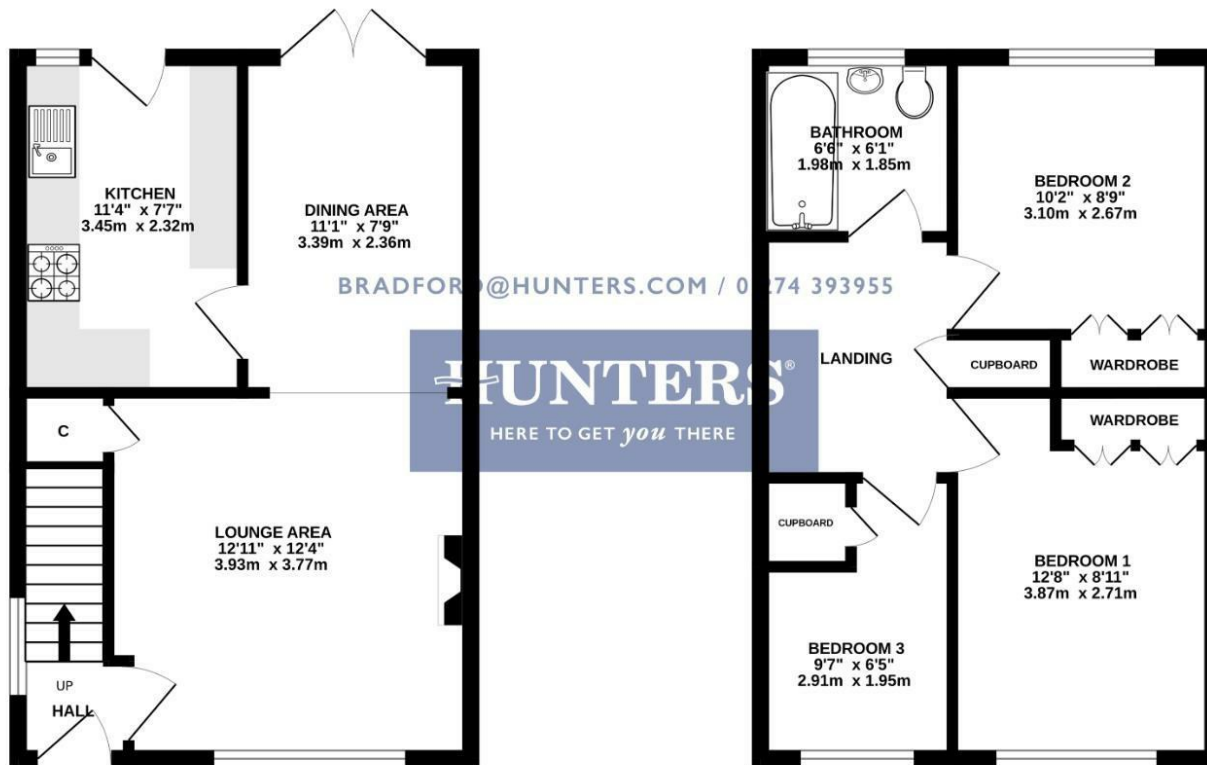
Located approx. 2.7 miles from Bradford city centre, close to local shops, schools and Pitty Beck Wetlands





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

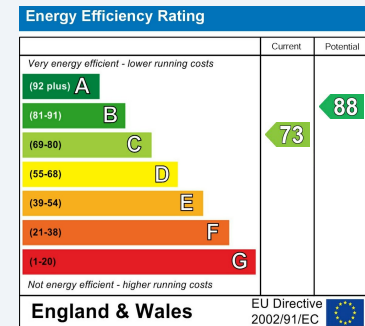
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

