



## Sandringham Close

Bradford, BD14 6EB

Offers Over £200,000



This three-bedroom semi-detached house is **\*\*for sale\*\*** in the popular village of Clayton, Bradford, offering practical accommodation suited to first-time buyers, families and investors.

Neutrally decorated throughout, the property features a modern kitchen and bathroom. The kitchen diner provides a sociable space for cooking and dining, with patio doors opening directly onto the lawned rear garden. The bathroom includes a heated towel rail. There are two double bedrooms and one single bedroom, offering flexible sleeping or home office options.

Externally, the property benefits from parking for multiple cars and a single garage, together with an enclosed rear garden laid to lawn, ideal for everyday outdoor use. Potential for extension, pending planning.

Clayton offers a range of local amenities including shops, cafés and everyday services along Clayton's village centre, with further facilities available in nearby Bradford. The area is well served by schools, making it a practical location for families.



GROUND FLOOR

- Porch
- Hallway
- Livingroom 11'4" x 15'4" (3.47 x 4.68)
- Kitchen/Diner 14'9" x 10'3" (4.51 x 3.13)

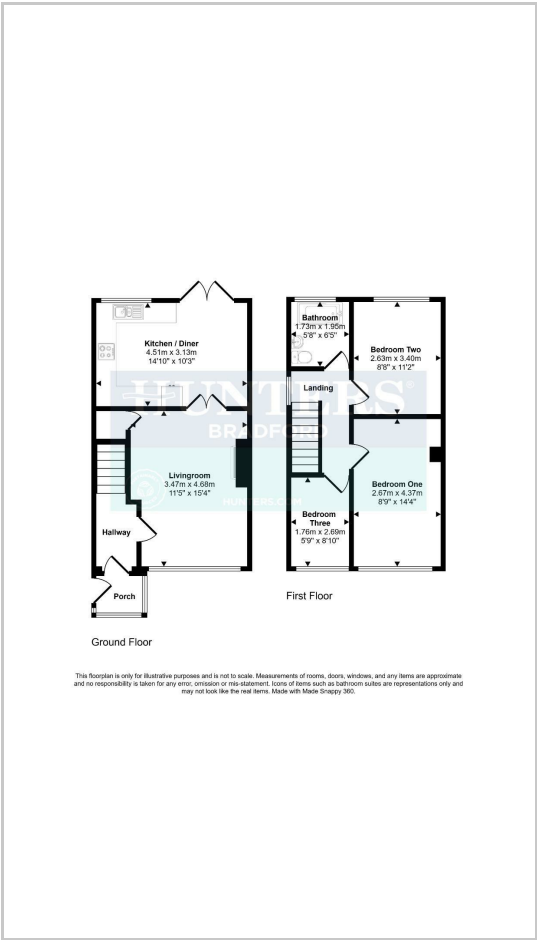
FIRST FLOOR

- Bedroom One 8'9" x 14'4" (2.67 x 4.37)
- Bedroom Two 8'7" x 11'1" (2.63 x 3.40)
- Bedroom Three 5'9" x 8'9" (1.76 x 2.69)
- Family Bathroom 5'8" x 6'4" (1.73 x 1.95)

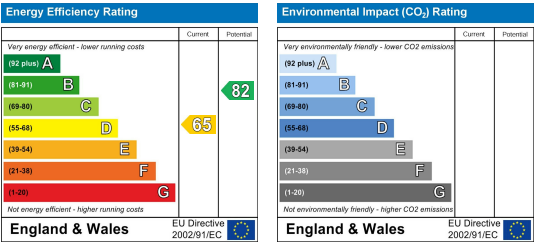
Area Map



Floor Plans



Energy Efficiency Graph



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.