



40 Sandhill Close, Bradford, West Yorkshire BD8 0DZ

£850 Per Calendar Month

Welcome to this charming flat located on Sandhill Close in Bradford. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts two modern bathrooms, ensuring convenience and comfort for all residents.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The flat comes fully furnished, allowing you to move in with ease and enjoy a stylish living environment from day one.

Locate

The Property Experts

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Registered in England & Wales No. 5161728

Lounge

16'1" x 11'1".252'7" (4.916 x 3.4.77)



Kitchen

6'10" x 8'7" (2.099 x 2.641)

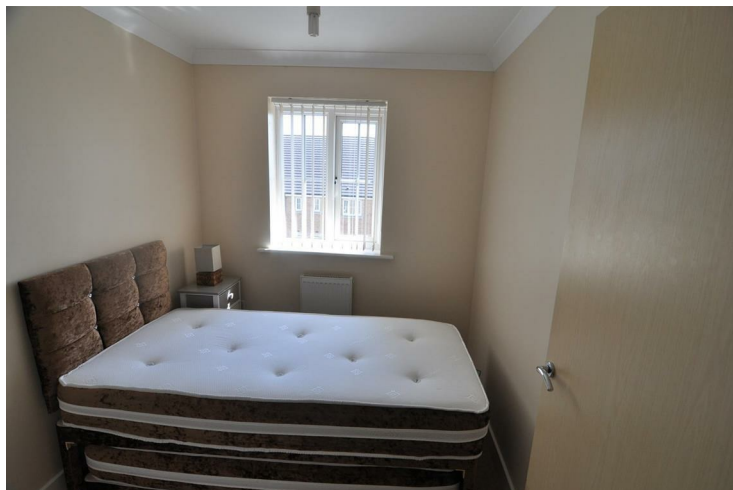
Bedroom One

15'3" x 8'10" (4.664 x 2.70)

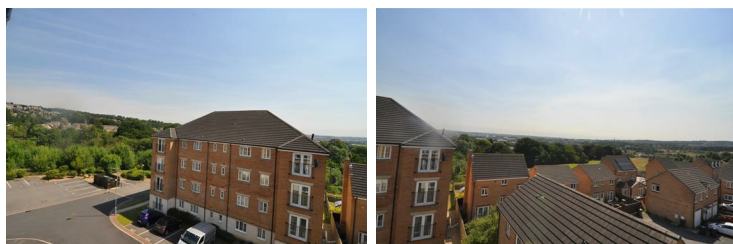


Bedroom Two

8'1" x 7'1" (2.48 x 2.173)



External Views



Front External



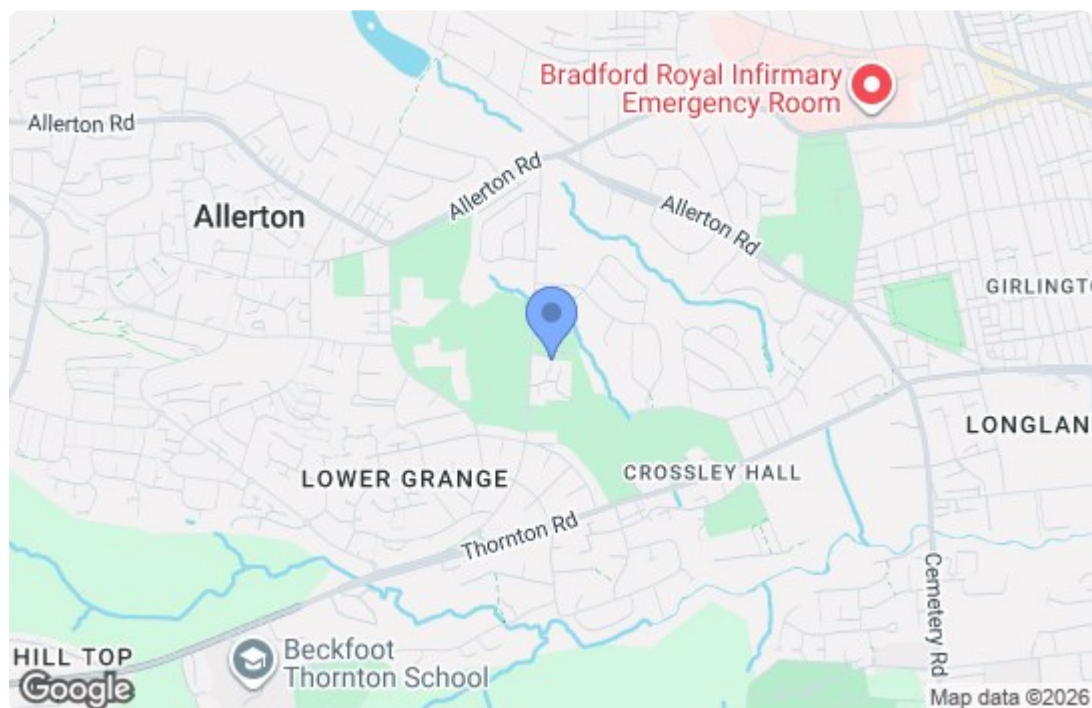
En-Suite



Accessed from the main bedroom. Shower enclosure with a thermostatic bar shower. Wash basin, low flush wc, radiator, part tiled walls, extractor fan and electric shaving point.

Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales		EU Directive 2002/91/EC