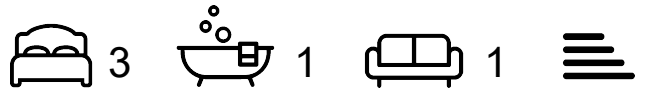




## Sangster Way s

Bradford 5, BD5 8LQ

Offers In The Region Of £260,000

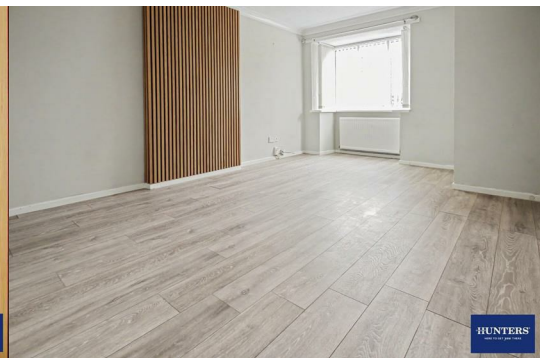


Nestled in the tranquil area of Sangster Way, Bradford, this charming three-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts a generous enclosed garden, ideal for families or those who enjoy outdoor space. The interior features a welcoming reception room that flows seamlessly into the kitchen and a bright conservatory, providing an excellent space for relaxation or entertaining guests.

The modern kitchen is well-equipped and designed for convenience, while the bathroom has been tastefully updated to meet contemporary standards. Throughout the home, you will find neutral decor that creates a warm and inviting atmosphere, making it easy for you to add your personal touch.

This property is ready for you to move in, allowing you to settle in without the hassle of renovations. Its location is particularly advantageous, with easy access to local amenities, ensuring that all your daily needs are within reach. Additionally, the proximity to the M606 and M62 motorways offers excellent transport links for commuting or exploring the wider region.

For those considering future possibilities, there is scope for extension, subject to planning permissions, allowing you to tailor the home to your evolving needs. This delightful detached house is a wonderful opportunity for anyone seeking a peaceful yet convenient lifestyle in Bradford. Don't miss the chance to make this lovely property your new home.



## GROUND FLOOR

Hallway

Lounge 10'11" x 18'1" (3.33 x 5.52)

Kitchen - Diner 13'11" x 9'2" (4.26 x 2.80)

Conservatory 8'2" x 7'8" (2.49 x 2.36)

## FIRST FLOOR

Bedroom One 7'9" x 12'2" (2.38 x 3.72)

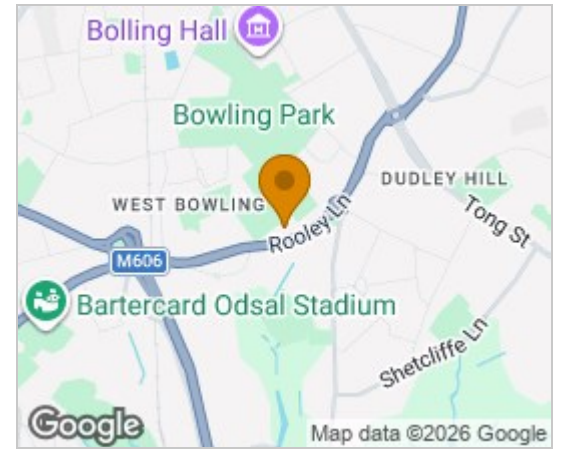
Bedroom Two 8'4" x 10'5" (2.56 x 3.18)

Bedroom Three 5'9" x 6'2" (1.76 x 1.90)

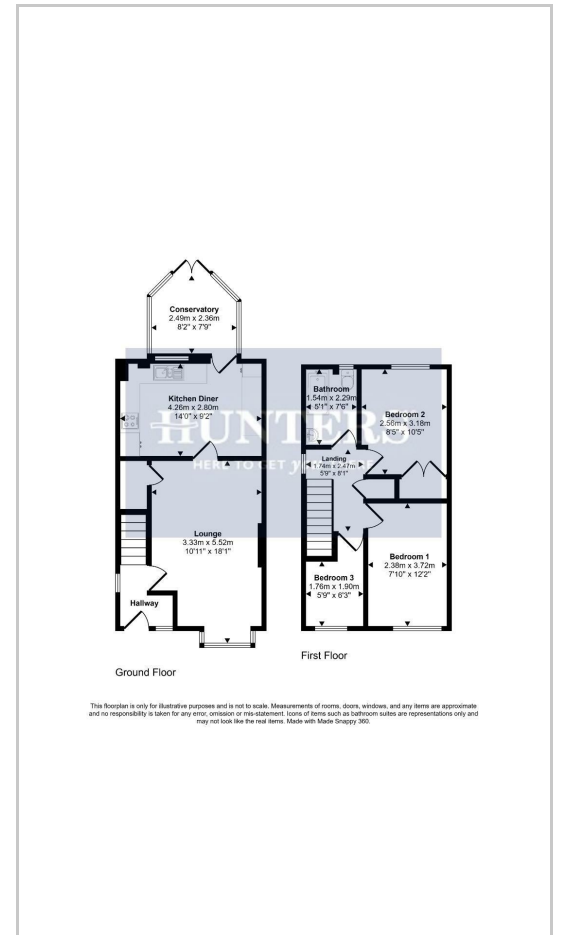
Family Bathroom 5'0" x 7'6" (1.54 x 2.29)

Detached Garage

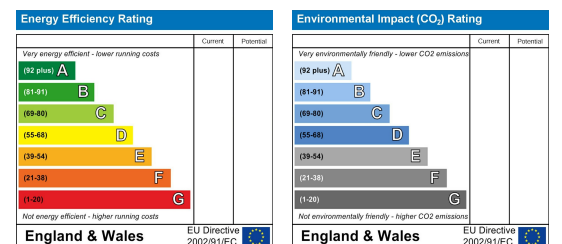
## Area Map



## 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.

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