



Hornbeam Close

Sandy Lane, Bradford, BD15 9LN

Asking Price £294,000



A superb three bedroom detached home, which boasts beautiful gardens to the rear, as well as an excellent sun room, in a most sought after residential cul de sac of other high calibre homes.

The well established home offers any would be purchaser a good degree of flexibility and versatility and comprises; entrance hall, spacious lounge and open plan dining space with conservatory off, a well equipped kitchen with under stairs storage, a utility and a WC to the ground floor. To the first floor are three bedrooms with the master having fitted furniture and sliding front mirrored wardrobes and modern en suite shower facilities. Externally are very nicely kept gardens to the rear with a lawn, patio and planted borders and fence boundaries. To the front is a drive way leading to the single garage which has power and lighting.

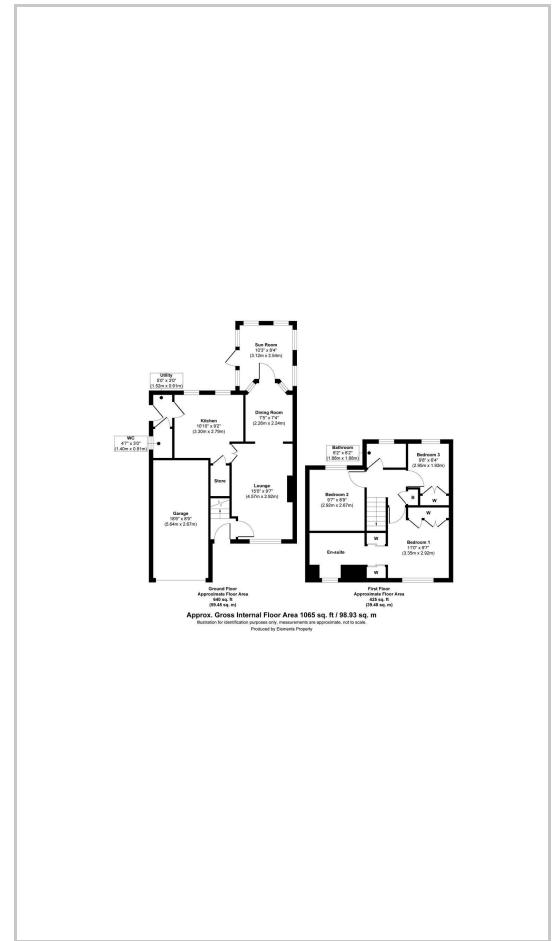
Sandy Lane is a highly sought after village and offers many village amenities, primary school, recreational facilities and excellent transport connections to other surrounding towns and villages. Bingley is approximately three miles away, from where there are larger shops and supermarkets and a frequent direct rail service to Leeds, Bradford and Skipton.



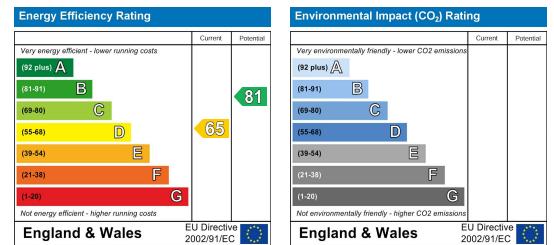
Area Map



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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