

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Acacia Court

Sandy Lane, Bradford, BD15 9LT

Offers Over £210,000



A beautifully appointed three bedroom end town house situated in a superb residential development of other high calibre homes in a most popular village.

The superb home offers any would be purchasers an excellent degree of versatility and comprises, entrance hall with cloakroom/WC, a large open plan living space, with ample dining and seating areas and a modern breakfast kitchen. To the first floor are three bedrooms, with the master having impressive en suite shower facilities and contemporary house bathroom.

Externally the rear garden offers an excellent low maintenance space, with paved patio and lawn area, and a superb sunny aspect. To the front are two parking spaces.

Sandy Lane is a popular and well established residential neighbourhood in the heart of the Aire Valley, The Historic World Heritage site of Saltaire and Bingley are both within comfortable driving distance where a broad range of everyday shops amenities, bars and restaurants are available as well as a railway stations which offer a frequent direct service to Leeds, Bradford and Skipton.



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

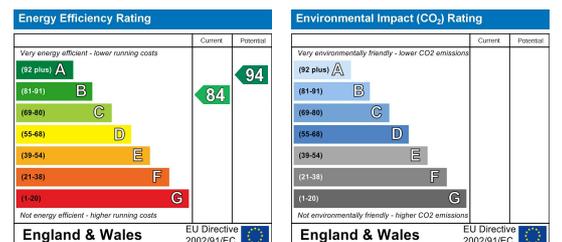
## Area Map



## 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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