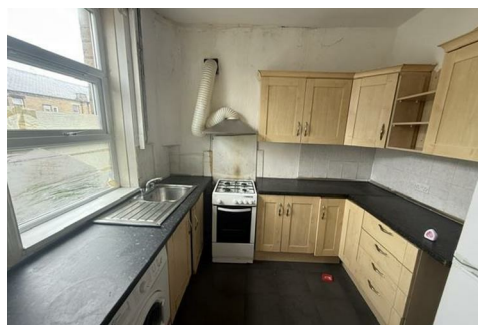




49 Sandford Road, Bradford, BD3 9NT
£85,000

PUBLIC NOTICE

49 Sandford Road, Bradford, BD3 9NT

We are acting in the sale of the above property and have received an offer of £85,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 23/06/26

Locate
The Property Experts

Locate Properties UK LTD

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



www.locatehomes.co.uk

Registered in England & Wales No. 5161728

Lounge

15'7" x 13'2" (4.766 x 4.036)

Kitchen

10'3" x 9'10" (3.126 x 3.006)



Bathroom



Bedroom One

13'4" x 13'3" (4.067 x 4.042)

Bedroom Two

14'2" x 13'4" (4.319 x 4.078)

Study/Bedroom Three

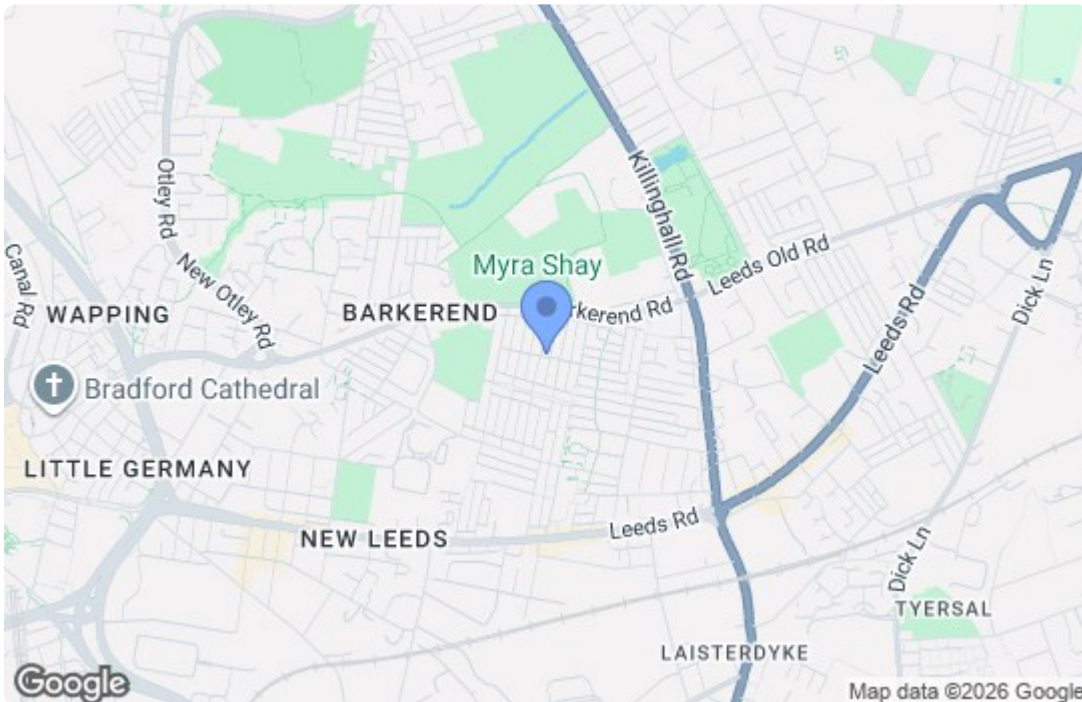
7'11" x 5'9" (2.430 x 1.761)

Front External



Rear External





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	74
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC