





Sanderson Avenue,BRADFORD BD6 1QQ

william h brown

welcome to

Sanderson Avenue, BRADFORD

Three-bedroom detached home on Sanderson Avenue, BD6, featuring a kitchen, separate dining room, downstairs WC, en-suite to the primary bedroom, family bathroom, driveway, garage, and stunning rear views. Ideal for family living.













Lounge
15' 9" x 10' 10" (4.80m x 3.30m)
With window to the front and gas central heating radiator. Feature fire to the side and access to the rear garden.

Kitchen
12' 4" into recess x 7' 3" (3.76m into recess x 2.21m)
Fitted kitchen with a range of wall and base units. With access to the downstairs cloakroom. Window to the rear.

Dining Room
15' 7" x 8' (4.75m x 2.44m)
With window to the front and gas central heating radiator.

Primary Bedroom
12' 5" into recess x 10' 2" (3.78m into recess x 3.10m)
With window to the front and gas central heating radiator. Benefiting from an en-suite.

Bedroom Two
12' 5" into recess x 10' 5" (3.78m into recess x 3.17m)
With window to the front and gas central heating radiator.

Bedroom Three
7' 9" x 6' 8" (2.36m x 2.03m)
With window to the side and gas central heating radiator.

Bathroom
Fitted three piece suite bathroom comprising of panel bath, wash hand basin and W/C.

Outside
With gardens to the front and rear. Driveway and garage and stunning views from the rear.

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Sanderson Avenue, BRADFORD

- Three Bedrooms
- Detached
- Garage and Driveway
- Fitted Kitchen and Bathroom
- Offers Over £260,000

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116603

The Property Ombudsman

Property Ref:
BDF116603 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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