



30 Sangster Way, Bradford, BD5 8LQ Asking Price £260,000

Offered to the market with no onward sale chain is this THREE BEDROOM DETACHED CORNER PLOT PROPERTY located on a quiet cul-de-sac in Bradford - BD5 with local amenities and schools nearby. With a gated driveway offering parking for multiple cars, scope to extend (STPC), and a generous open-plan ground floor, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising: entrance hallway, living room, dining kitchen, conservatory, two double bedrooms and a single, house bathroom and loft.

Externally the property is situated at the end of the cul-de-sac on a large corner plot offering potential for an extension (STPC), with a gated driveway offering parking for multiple cars, a detached single garage, a low-maintenance private garden to the rear, and a side area complete with a pond.

The property offers scope to modernise and is being offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room



Good-sized living room to the front of the property with double doors through to the kitchen. With laminate flooring throughout, a central fireplace, and ample room for a suite.

Dining Kitchen



Dining kitchen to the centre of the ground floor with double doors from the living room and access to the conservatory. Fitted with a good range of matching units with complementary worktops and tiled splashbacks. Appliances - five-burner gas hob with extractor, oven/grill, dishwasher, free-standing fridge/freezer and washing machine.

Conservatory



Large conservatory to the rear of the property with double doors onto the garden patio.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom to the rear of the property with a view to the garden. With fitted wardrobes/closet and ample room for a large bed with side tables and dressing furniture.

Bedroom



Second bedroom, a further double with a view to the front of the property. With fitted wardrobes, and ample space for a double bed with side tables and dressing furniture.

Bedroom



Third bedroom, a single room with a view to the front of the property. With fitted shelving above the bulk head, and ideal use for a child's bedroom or home office.

Bathroom



Bathroom with frosted window to the rear and floor tiling. Fitted with a matching three-piece suite - bath with shower, WC, wash basin and towel rail.

EXTERNAL



Rear



Low-maintenance garden to the rear of the property with side access or access from the conservatory.
With high border hedging offering great privacy, and a flagged patio offering an ideal space for outdoor seating.

Front/Side



The property benefits from a generous corner plot, with a gated driveway offering parking for multiple cars.
With a detached single garage to the front, and potential for an extension (STPC).

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		
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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