whitegates









Sangster Way, Bradford, BD5

3 | 1 | 1 | EPC C

Asking Price: £250,000

Freehold



Sangster Way, Bradford, BD5 8LQ

3 bedrooms
1 bathroom
1 reception room

Asking Price: £250,000

- Three Bedrooms
- Detached
- Garage & Driveway
- Generous Plot with Potential
- NO CHAIN
- Good Condition
- Council Tax Band: C
- EPC Rating: C

A WELL-PROPORTIONED THREE-BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT WITH EXCELLENT POTENTIAL. OFFERED WITH NO CHAIN

A fantastic opportunity to acquire this well-presented three-bedroom detached property, situated within an established residential setting in BD5. Offered in good condition throughout and ready for the new owner to move straight into, the property provides comfortable and practical accommodation ideally suited to families, first-time buyers and investors alike.

The property offers well-proportioned living accommodation together with three bedrooms, providing a versatile layout for modern family life. Having been maintained in good condition, the home requires little immediate work, allowing the successful purchaser to simply move in and make it their own.

Externally, the property benefits from its detached position and surrounding outdoor space, offering potential for further development (STPP), providing a pleasant setting for families and those looking for a property with the benefits of detached living. Further boasting a Garage and Driveway.

Sangster Way is situated within the established residential area of BD5, close to Rooley Lane and Bierley Lane, providing convenient access to a range of local amenities and everyday facilities. The surrounding area offers a mixture of established residential developments together with local shops, schools and recreational facilities.

The property is particularly well placed for access to Rooley Lane, providing excellent road connections towards Bradford city centre, the M606 and the wider West Yorkshire motorway network. Bradford city centre is approximately 2 miles away.







GROUND FLOOR

Entrance Hall

uPVC double glazed door to the front elevation, wood effect laminate flooring, double glazed window to the side elevation, central heating radiator and stairs to the first floor.

Living Room

16'1" x 10'11" (4.9m x 3.33m)

Double glazed window to the front elevation, television point, telephone point, understairs storage, wood effect laminate flooring and two central heating radiators.

Kitchen/Diner

14' x 9'3" (4.27m x 2.82m)

Fitted kitchen with a range of base & wall units in with contrasting work surfaces, electric oven, electric hob, cooker hood and single bowl sink & drainer. Plumbing for a washing machine, integrated dish washer, tiling, double glazed window to the rear elevation, central heating combination boiler, central heating radiator and door to the conservatory.

Conservatory

8'4" x 7'11" (2.54m x 2.41m)

uPVC in construction, lighting, wood effect laminate flooring, central heating radiator and double glazed windows to the rear and side elevations.

FIRST FLOOR

Landing

With stairs from the hallway, cupboard, loft access and a double glazed window to the side elevation.

Bedroom One

12'4" x 8' (3.76m x 2.44m)

Double glazed window to the front elevation and a central heating radiator.

Bedroom Two

10'8" x 8'7" (3.25m x 2.62m)

Double glazed window to the rear elevation, built-in wardrobes and a central heating radiator.

Bedroom Three

9'3" x 5'11" (2.82m x 1.8m)

Double glazed window to the front elevation and a central heating radiator.

Bathroom

Three piece suite comprising; paneled bath, wash hand basin with vanity unit and low level w.c. Part tiled with a heated towel rail, and a double glazed window to the rear elevation.

EXTERNALLY

To the rear of the property is a paved patio, pebbled side garden, driveway and single garage.

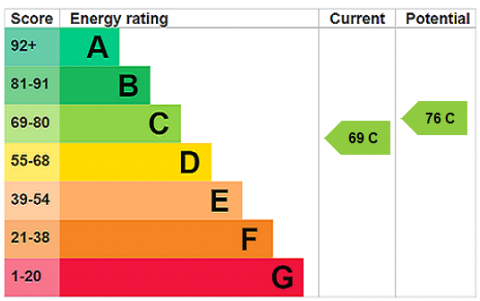
Garage

With an up and over door, power and lighting, double glazed window and door to the side elevation.










whitegates


whitegates



Approximate total area[1]

751 ft²

69.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01274 306611

bradford@whitegates.co.uk

www.whitegates.co.uk

Whitegates Bradford

65 Darley Street, Bradford, West Yorkshire, BD1 3HN

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman