



33 Sanderson Avenue, Bradford, BD6 1QQ  
£295,000

A splendid THREE BEDROOM DETACHED family home ideally located at the end of a pleasant cul-de-sac with far reaching views to the rear. Sat in a good size plot, the property offers the scope to extend (subject to necessary consents) with good size gardens ample off road parking and a detached garage.

## EPC RATING - TBC

## COUNCIL TAX BAND - D

This property ticks many boxes for the growing family looking for a detached home in a convenient location. The property has two reception rooms to the ground floor including a fabulous lounge with double doors which open to the garden. Additionally there is a ground floor wc for convenience. To the first floor three bedrooms one with a shower room and a further house bathroom. Externally there is plenty of room for parking several vehicles, a detached garage and gardens to front, side and rear. The property is located on a pleasant cul-de-sac and is ideally positioned to access the nearby M62 motorway network connecting the surrounding major towns and cities.

## GROUND FLOOR

### ENTRANCE

The entrance is open to the stairs and dining area.

### DINING ROOM

A second reception space, currently used as both a dining and sitting area. Laminate flooring, double glazed window and a central heating radiator.

### LOUNGE

A large main reception room with a double glazed window to the front and French Doors opening to the garden at the side. Laminate flooring and a central heating radiator.

### KITCHEN

A well equipped kitchen fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Plumbing for a washing machine, gas point for a cooker, tiled flooring, a double glazed window and central heating radiator.

### REAR ENTRANCE

Tiled flooring.

### WC

Comprising of a low flush wc and a hand wash basin in white. Tiled flooring, double glazed window and a central heating radiator.

## FIRST FLOOR

### LANDING

Double glazed window, central heating radiator and loft access.

### BEDROOM

Double bedroom to the front elevation with fitted wardrobes, laminate flooring, a double glazed windows and a central heating radiator.

### SHOWER ROOM

Located off the bedroom with a shower housed within a glass screened cubicle. Hand wash basin, heated towel rail, double glazed window and tiled flooring.

### BEDROOM

A second double bedroom to the front elevation with fitted storage cupboard, laminate flooring, a double glazed window and a central heating radiator.

## BEDROOM

The third bedroom has a double glazed window to the side elevation overlooking the garden, laminate flooring and a central heating radiator.

## BATHROOM

Generously sized bathroom fitted with a three piece suite in white comprising of a P-shaped bath with shower and curved glass screen over, low flush wc and a hand wash basin. Tiled flooring, a double glazed window and heated towel rail.

## EXTERNAL

The property sits on a good size plot with ample off road parking to the front on a drive which leads to a detached garage which has power and light and offers further storage solutions. To the rear a paved garden with shed and a Summer House which has power and light and provides a lovely place to sit out. From the rear a path leads to the side elevation where there is a splendid garden with an array of established plants, trees and shrubs along with a decking area.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		