



5 Sanderson Avenue, Bradford, BD6 1QQ
£170,000

Offered with NO ONWARD CHAIN is this splendid TWO BEDROOM semi detached ideally located close to the village of Wibsey and its plentiful supply of local amenities and excellent transport links. The property itself is well presented with good quality fixtures and fittings throughout and has the benefit of gardens to front and rear and a drive which provides off road parking and leads to a detached garage.

EPC RATING - TBC

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALL

Laminate flooring, central heating radiator and a double glazed window.

LOUNGE

Pleasant lounge with a feature gas fire with surround, double glazed window and a central heating radiator.

DINING ROOM

Dining area with ample space for a table, a central heating radiator, laminate flooring and double glazed French Doors opening to the rear garden.

KITCHEN

Open to the dining area, a kitchen with a range of fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with a gas hob and extractor fan over, plumbing for a washing machine, laminate flooring and a double glazed window.

FIRST FLOOR

LANDING

Landing area with a double glazed window, central heating radiator and loft access.

BEDROOM

Double bedroom to the rear elevation with a double glazed window and central heating radiator.

BEDROOM

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

BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and a P-shaped bath with shower and curved glass screen over.

EXTERNAL

To the front of the property a lawned garden, to the side a drive leads to a detached garage which has power and light, and to the rear an enclosed garden with lawn and patio.

There is the potential to purchase some of the furniture currently in the property. Please enquire for further details.

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 