



## Sandringham Road, Clayton

**Asking Price £290,000**

\* LINK DETACHED BUNGALOW \* FOUR BEDROOMS \* POPULAR LOCATION \* MODERN KITCHEN \*

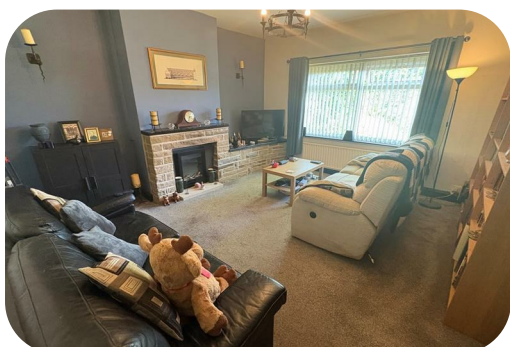
\* TWO BATH/SHOWER ROOMS \* GARDENS \* DRIVE \* GARAGE \*

A spacious four-bedroom true bungalow offering excellent value for money, set within the ever-popular Sandringham development. This attractive link-detached home is ideal for buyers seeking single-level living, whether downsizing, upsizing or simply wanting generous, flexible accommodation.

The property features a modern fitted kitchen, bathroom suite, gas central heating, and enjoys gardens to front and rear, providing both privacy and outdoor space.

Inside, the layout includes a welcoming hallway, a bright lounge, a modern dining kitchen, four well-proportioned bedrooms, a bathroom and en suite shower room.

Externally, the home benefits from a driveway leading to a single garage, along with well-maintained gardens.





### Entrance Hall

With radiator.

### Lounge

13'4" x 14'8" (4.06m x 4.47m)

With electric fire in fireplace surround, radiator.

### Dining Kitchen

21'2" x 11'4" (6.45m x 3.45m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, wine cooler, plumbing for auto washer, plumbing for dishwasher, oven, hob, extractor hood, radiator and double glazed window.

### Bedroom One

13'4" x 13'9" (4.06m x 4.19m)

With radiator and double glazed window.

### Bedroom Two

19'2" x 8'4" (5.84m x 2.54m)

With radiator and double glazed window.

### Bedroom Four

9'7" x 9'9" (2.92m x 2.97m)

With velux window and radiator.

### Bedroom Three

9'1" x 7'5" (2.77m x 2.26m)

With radiator and double glazed window. En-Suite Shower Room;

### En-Suite Shower Room

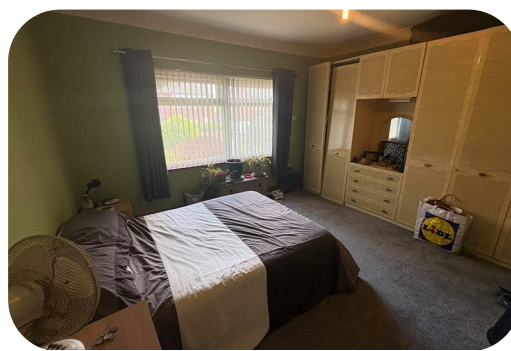
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin.

### Bathroom

Modern four piece suite comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

There are well stocked garden to the both front and rear, driveway leading to an integral garage.





### Directions

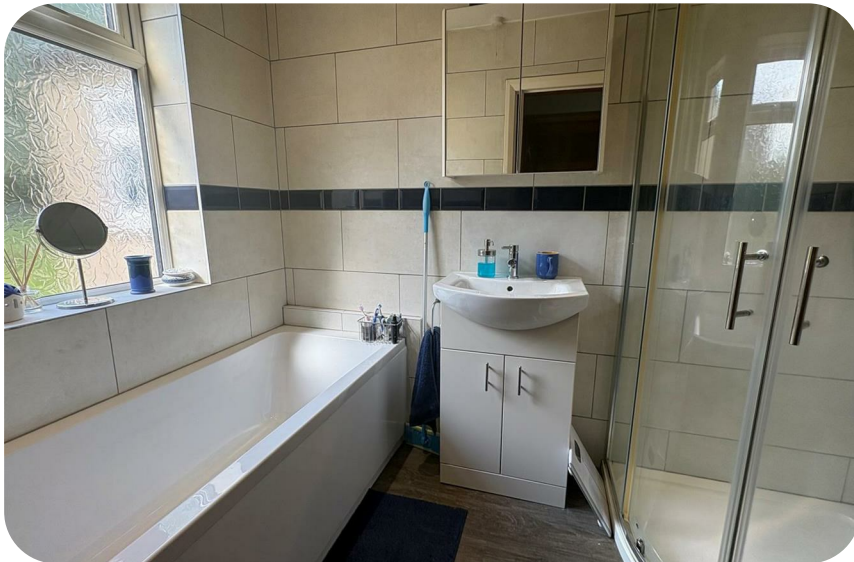
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, at the next roundabout continue straight onto Bradford Rd, turn left onto Sandringham Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

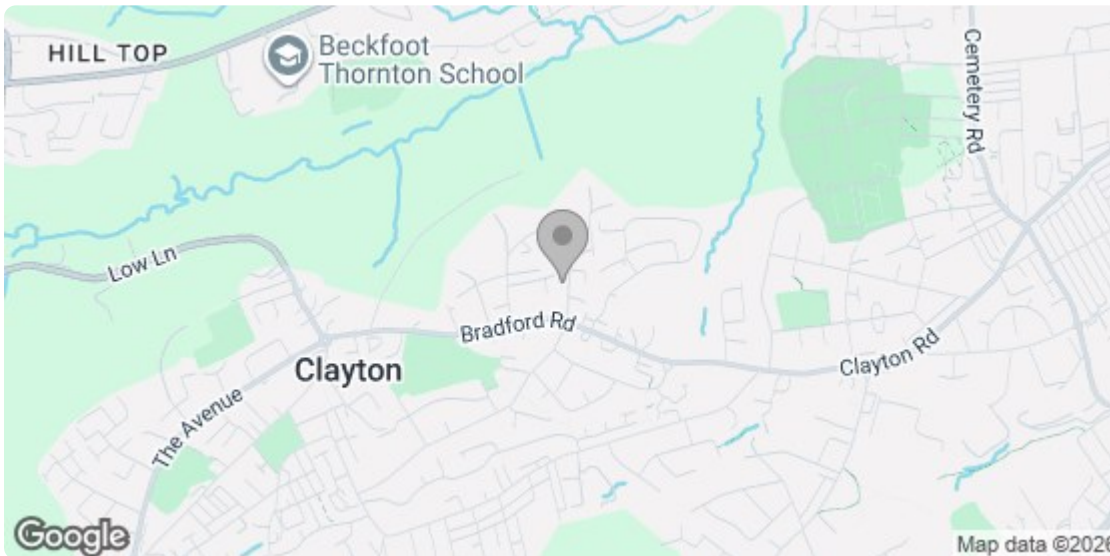
D / Bradford



# Sandringham Road, BD14



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300057)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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 <sub>2</sub> ) Rating			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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