



## 52 Sangster Way, Off Rooley Lane, Bradford, BD5 8LQ

**\*\* OFFERED WITH NO CHAIN \*\* CUL DE SAC LOCATION \*\* \*\* FANTASTIC FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\* MUST BE VIEWIED TO FULLY APPRECIATE \*\*** Situated within a cul de sac position is this modern SEMI DETACHED. Briefly comprising: lounge, kitchen and INTEGRAL GARAGE which many neighbouring properties have converted to make an additional reception room, to the ground floor, TWO DOUBLE BEDROOMS and family bathroom to the first floor. The property benefits further from GCH, DG, good size lawned gardens to the front, and driveway. Situated just off the A6177 which is ideal for commute and on the doorstep of the motorway network M606/M62. BOOK YOUR VIEWING TODAY

**£129,950**

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## ENTRANCE

Direct into the kitchen

## KITCHEN 9'4" x 7' (2.84m x 2.13m)

Fitted kitchen with a range of wall and base units. Worktops with sink and drainer. Plumbing for washer, hob and extractor. Space for under counter appliances

## LOUNGE 18'4" x 10'6" (5.6m x 3.2m)

Lovely size reception room with open stairs to first floor. Patio doors to rear gardens and feature fire surround.

## INTEGRAL GARAGE 16'5" x 7'11" (5m x 2.41m)

With power and light

## FIRST FLOOR

Landing area

## BEDROOM ONE 18'4" x 9'2" (5.6m x 2.8m)

With two windows

## BEDROOM TWO 10'8" x 8'4" (3.25m x 2.54m)

## BATHROOM

Modern three piece suite with shower over bath, sink and W.C. Fully tiled

## OUTSIDE

Gardens to the front with drive leading to garage. Family sized garden to the rear with paved seating area and lawns

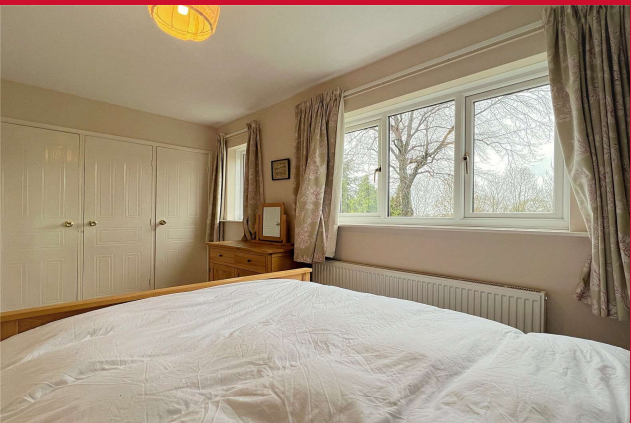
## FURTHER INFORMATION

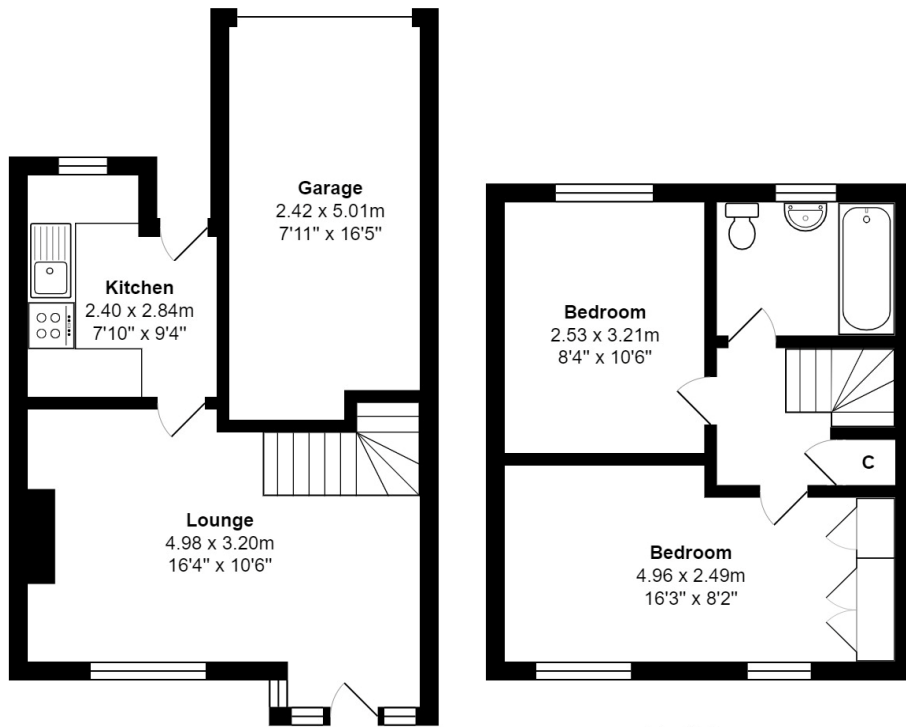
Council Tax - Band B

Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Ground Floor

First Floor

Total Area: 64.5 m<sup>2</sup> ... 695 ft<sup>2</sup>

All measurements are approximate and for display purposes only

