



92 Sangster Way, Off Rooley Lane, Bradford, BD5 8LQ

**** OFFERED WITH NO CHAIN **** Modern semi detached, perfect for FTB/YOUNG FAMILY. This well presented semi detached briefly comprising: entrance vestibule leading to the lounge, dining kitchen with MODERN FIXTURES & FITTINGS. Three first floor bedrooms (one with shower cubicle) and modern HOUSE BATHROOM. Externally there are gardens to front and rear. Well placed for local amenities and on the door step to M606/62 MOTORWAY NETWORK. Benefitting further from GCH, DG & ALARM.

£150,000

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ENTRANCE VESTIBULE Open arch leading into hall with stairs to first floor

LOUNGE 13'6" (4.11) max x 15'3" (4.65) max

Feature fireplace and laminate flooring

KITCHEN 13'5" x 9'1" (4.1m x 2.77m)

Selection of wall and base units. Worktops, sink and drainer. Built in, eye level oven, microwave, separate hob and extractor. Plumbing for washer and space for dish washer. Door leading to rear garden

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 8'7" (2.62) x 11'9" (3.58) plus robes

Built in wardrobes and fitted sliding door wardrobes. Cupboard overstairs and laminate flooring

BEDROOM TWO 7'8" max x 10'6" max (2.34m max x 3.2m max)

Laminate flooring, fitted wardrobes and corner shower cubicle

BEDROOM THREE 7'6" x 5'7" (2.29m x 1.7m)

Laminate flooring

BATHROOM

Modern, three piece white suite with shower over bath. Fully tiled and towel radiator

OUTSIDE

Pleasant garden to the front, driveway to the side. Paved garden to the rear with shed

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.



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