



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

\*\*\* OFFERED WITH NO CHAIN \*\*\* MODERN SEMI DETACHED \*\* IDEAL LOCATION FOR COMMUTING \*\*

Viewing is strongly advised for this spacious SEMI DETACHED property which briefly comprises: Entrance through to the dining kitchen, lounge and CONSERVATORY. TWO DOUBLE BEDROOMS and family bathroom. Externally are pleasant gardens to the front with driveway to the side leading to a detached garage and low maintenance gardens to the rear. Situated within a cul de sac location and close to many amenities plus on the doorstep for motorway commute via the M606/M62. Benefitting further from GCH, DG and alarm.

£135,000

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

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### ENTRANCE

Through into the kitchen

### KITCHEN 11'11" 11'5" (3.63m 3.48m)

Fitted kitchen with a range of wall and base units, worktops with sink and drainer. Oven hob and extractor, plumbing for washer. Open stairs leading to the first floor

### LOUNGE 16' x 11'11" (4.88m x 3.63m)

Good size lounge with patio doors leading through to the conservatory

### CONSERVATORY 8'11" x 8'4" (2.72m x 2.54m)

Great addition with tiled flooring

### FIRST FLOOR Landing area with loft access

### BEDROOM ONE 12' x 9'6" (3.66m x 2.9m)

Two windows allowing plenty of natural daylight

### BEDROOM TWO 8'10" x 9'3" (2.7m x 2.82m)

Built in wardrobes and over stair store cupboard

### BATHROOM

Three piece suite with shower over panelled bath, sink and W.C

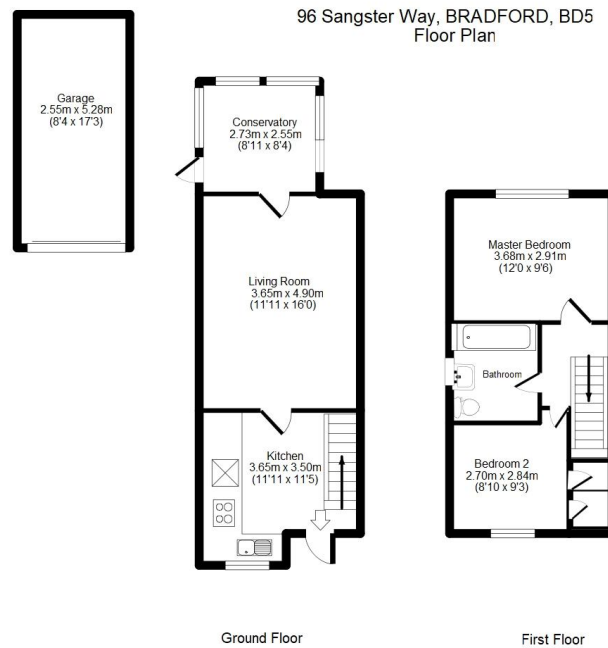
### OUTSIDE

Pleasant garden to the front, driveway to the side leading to a detached garage (power and light). Low maintenance gardens to rear

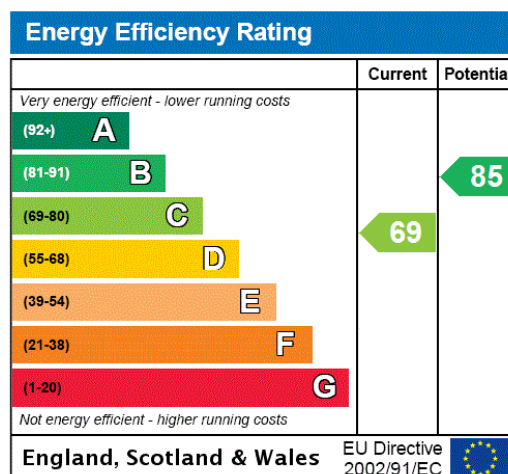
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.







This floor plan has been created for illustrative purpose only.  
Measurements/dimensions are approximate and layout should only be used for guidance.



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