



### **37 Sangster Way, Bradford, BD5 8LF**

**\*\* LOVELY CUL DE SAC LOCATION \*\* WELL PRESENTED THROUGHOUT \*\*** Only on internal inspection will this well appointed semi detached be fully appreciated. Formerly a three bed, the current owners have made many improvements over the years to include decoration throughout, replacement windows and doors and have adapted certain parts of the property for their needs. Briefly comprising, entrance hall with store cupboard, good size kitchen, lounge and CONSERVATORY. To the first floor are TWO DOUBLE BEDROOMS (which could be converted back to three) and house bathroom. Externally, is off street parking to the front with open aspect garden and pleasant enclosed gardens to the rear with shed. Well placed for many amenities, pleasant walks and great for commute via the Ring Road and M606/M62. We feel this will appeal to a wide variety of buyers.

**Asking Price £170,000**

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### **ENTRANCE HALL 9'1" x 7'7" (2.77m x 2.3m)**

Entrance area with store cupboard

### **KITCHEN 13'5" x 7'8" (4.1m x 2.34m)**

Good size dining kitchen with an array of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer. Useful large store area

### **LOUNGE 15'9" x 11'10" (4.8m x 3.6m)**

Pleasant lounge area with feature part panelled walls, open stairs leading to first floor and patio doors to conservatory

### **CONSERVATORY 8'4" x 9'2" (2.54m x 2.8m)**

Great addition with doors leading out to the garden

**FIRST FLOOR** Landing area with loft access (part boarded)

### **BEDROOM ONE 15'9" x 8'4" (4.8m x 2.54m)**

This room was formerly two rooms and can easily be put back as it has two windows

### **BEDROOM TWO 10'4" x 8'5" (3.15m x 2.57m)**

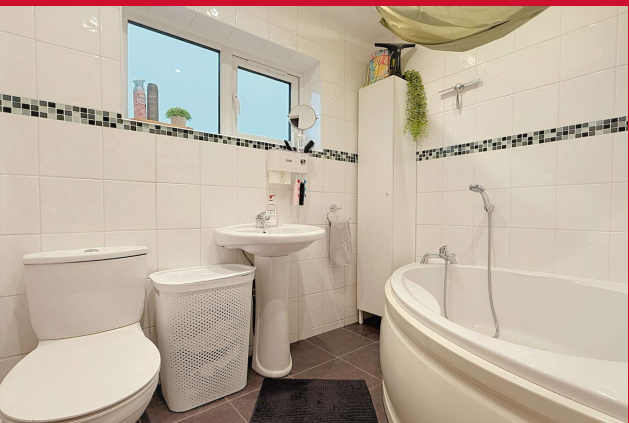
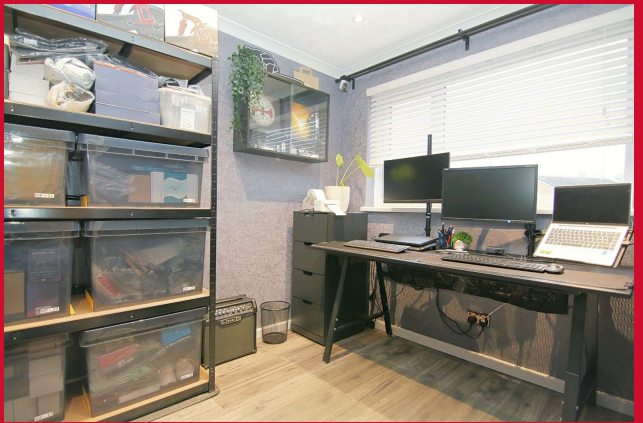
Double bedroom

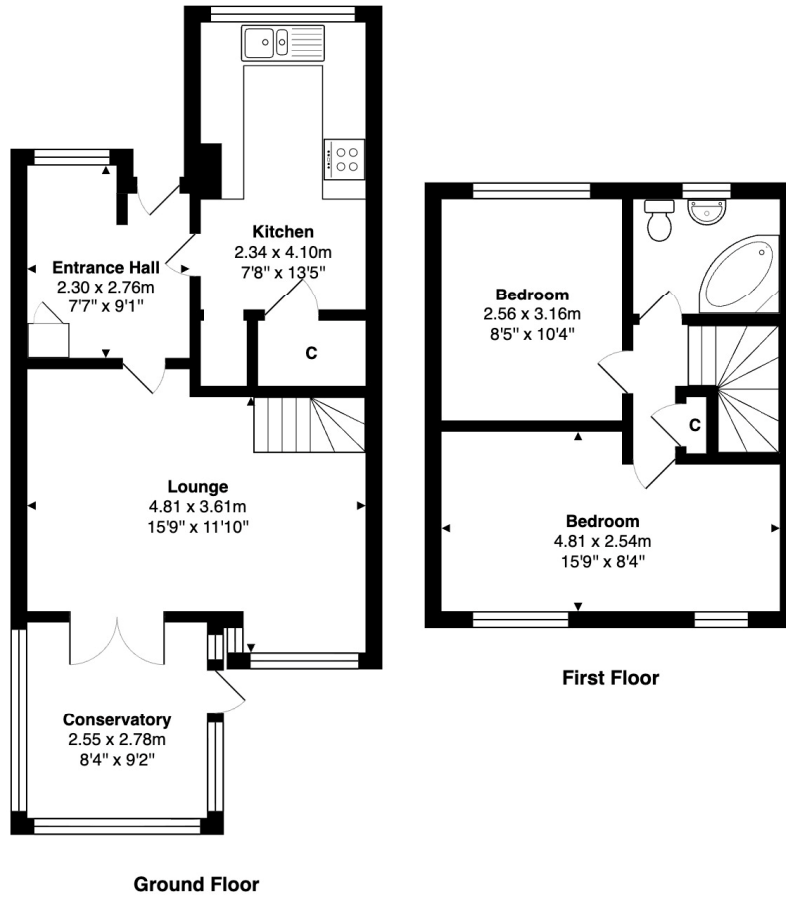
**BATHROOM** Three piece bathroom suite with shaped bath, shower over, sink and W.C

**OUTSIDE** Open aspect to the front and driveway. Enclosed gardens to the rear with seating area, lawn and garden shed

**BUYER DISCLAIMER** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Total Area: 71.4 m<sup>2</sup> ... 769 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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