



41 Sangster Way, Off Rooley Lane, Bradford, BD5 8LF

**** OFFERED WITH NO CHAIN ** GREAT YOUNG FAMILY HOME ** CUL DE SAC LOCATION ** EXTENDED TO REAR ****

Viewing is strongly advised for this MODERN SEMI DETACHED property situated in this cul de sac location. Fantastic location for those looking to commute as it is on the doorstep of M606/M62 motorway links and Ring Road yet has all amenities and schools close by. Briefly comprising: entrance hall, lounge, dining kitchen, permanent built sun room, THREE BEDROOMS and house bathroom. Externally, are pleasant gardens to the front, driveway to side leading to a detached garage and gardens to the rear. Fully DG and GCH the property benefits further from redecoration and carpets to the ground floor. **BOOK YOUR VIEWING TODAY**

£200,000

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ENTRANCE VESTIBULE

LOUNGE 13'8" x 15'9" (4.17m x 4.8m)

feature fireplace housing gas fire

KITCHEN DINER 13'8" x 8'9" (4.17m x 2.67m)

Fitted kitchen with an array of wall and base units, sink and drainer. Electric oven with gas hob, integrated fridge freezer and doors leading to the conservatory

CONSERVATORY 13'6" x 7'4" (4.11m x 2.24m)

LANDING

Access to the loft which is part boarded

BEDROOM ONE 8'10" (2.7) plus doorway x 11'6" (3.5) plus fitted wardrobes

Fitted wardrobes and bulkhead storage

BEDROOM TWO 7'5" x 10'7" (2.26m x 3.23m)

BEDROOM THREE 7'7" x 6' (2.3m x 1.83m)

BATHROOM

Bath with shower over, sink and W.C. Heated towel radiator

OUTSIDE

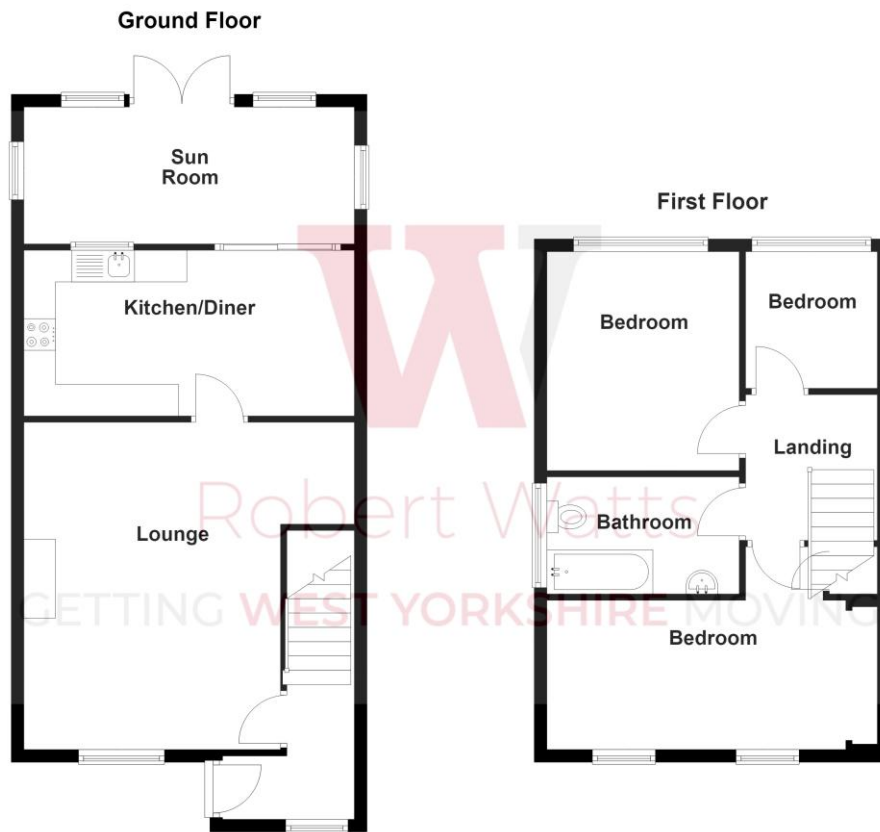
Drive to the side with detached garage and lawned garden to the rear

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		