



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

**** LOVELY FIRST TIME PURCHASE/YOUNG FAMILY HOME ** GREAT LOCATION FOR MOTORWAY LINKS AND RING ROAD ** WELL PRESENTED THROUGHOUT ****

Viewing is strongly advised for this lovely MODERN SEMI DETACHED which briefly comprises: lounge opening through to a large conservatory/sun room, kitchen, additional dining area/utility, TWO DOUBLE BEDROOMS and shower room. Pleasant garden to the front and rear plus garage store. Benefitting further from GCH & DG the property is well placed for many amenities, schools, walks and the motorway network M606/M62.

Asking Price £180,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

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

ENTRANCE

Direct into the kitchen

KITCHEN 9'5" x 8'3" (2.87m x 2.51m)

Modern kitchen with an array of wall and base units. Worktops, sink and drainer. Plumbing for washer, double eye level oven with separate hob and extractor

DINING AREA/STUDY 11' x 7'3" (3.35m x 2.2m)

Formerly part of the garage. Fully decorated with power and light. This room can be utilised for a number of uses

LOUNGE 16'4" x 11'1" (4.98m x 3.38m)

Good size reception room with open stairs leading to the first floor. Bay window and patio doors opening out to the sun room. Feature fireplace

SUN ROOM 11'9" x 8'3" (3.58m x 2.51m)

A lovely addition with solid roof and Velux windows. A radiator making this an all year round room. Over looks the rear gardens

FIRST FLOOR

Landing area

BEDROOM ONE 16'4" x 8'3" (4.98m x 2.51m)

Fitted bedroom furniture

BEDROOM TWO 9'4" x 6'10" (2.84m x 2.08m)

Built in wardrobe

SHOWER ROOM

Recently fitted shower room with oversize walk in shower, floating sink and W.C. Fully tiled with towel radiator

OUTSIDE

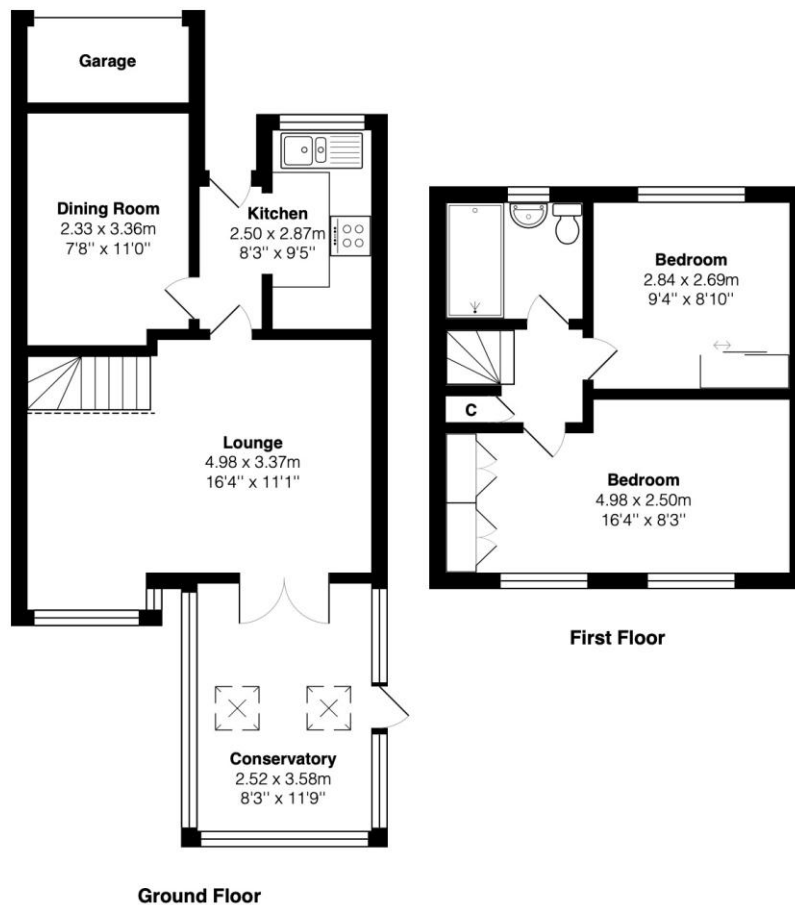
Pleasant gardens to the front with driveway leading to garage store. Enclosed gardens to the rear mainly paved with mature shrubs

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 m² ... 769 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark