



17 Sanderson Avenue, Wibsey, Bradford, BD6 1QQ

**** OFFERED WITH NO CHAIN ** MUST BE VIEWED!** - Early viewing is strongly recommended on this MODERN SEMI DETACHED BUNGALOW situated on this ever popular small development, providing TWO BEDROOM accommodation and being well placed for local amenities including shops, public transport commute to Bradford city centre and the Motorway Network M606/M62 being a short distance away. Additional benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, DETACHED GARAGE and pleasant gardens to front and rear.

£185,000

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ENTRANCE VESTIBULE

LOUNGE 17'2" x 11'10" (5.23m x 3.6m)

Feature fireplace

KITCHEN 10' x 7' (3.05m x 2.13m)

Fitted wall and base units, worktops with sink and drainer, plumbing for washer and cooker point

INNER HALL

Loft access

BEDROOM ONE 12'11" x 8'8" (3.94m x 2.64m)

Good size bedroom with fitted bedroom furniture

BEDROOM TWO 8'9" x 8'4" (2.67m x 2.54m)

SHOWER ROOM

Modern shower room

OUTSIDE

Well tended gardens to the front with driveway leading to a detached garage. Pleasant gardens to the rear with patio seating area and lawn

BUYER DISCLAIMER

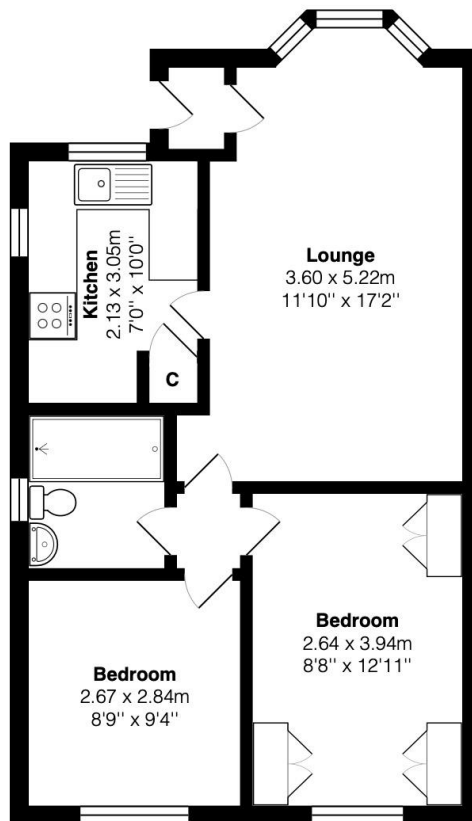
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited

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.





Ground Floor

Total Area: 49.5 m² ... 533 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		