

### 3 Sandringham Close

Clayton, Bradford, West Yorkshire, BD14 6EB

**Offers In Region Of  
£169,950**

# Property Features

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- SEMI DETACHED
- QUIET CUL-DE-SAC
- 3 BEDROOMS
- LOUNGE & DINING KITCHEN
- WELL PRESENTED
- IDEAL FOR YOUNG FAMILY
- UPVC WINDOWS & CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- DRIVEWAY LEADING TO GARAGE
- QUIET LOCATION

## Full Description

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Situated in a quite cul-de-sac in Clayton Village, close to local amenities and schools, is this well presented 3 bed semi-detached property. Ideal for the young family, this property briefly comprises of: Lounge, Dining Kitchen, 3 Bedrooms, Bathroom, Gardens to both front and rear, garage

### ENTRY

Via front door to inner hall, stairs to first floor, central heating radiator, door to lounge

### LOUNGE

15' 9" x 11' 9" (4.8m x 3.58m)

Door to dining room, feature timber fire surround with ornate iron trim and inset living flame fire, central heating radiator, UPVC windows

### DINING KITCHEN

15' x 10' 37" (4.57m x 3.99m)

Modern wall and base units with matching work tops, stainless steel sink and mixer tap, complementary tiling, inset double oven and hob with extractor hood, UPVC windows, UPVC patio doors leading to rear garden

### BEDROOM 1

14' 6" x 8' 8" (4.42m x 2.64m)

Fitted wardrobes, UPVC windows, central heating radiator

### BEDROOM 2

11' 7" x 8' 9" (3.53m x 2.67m)

Fitted wardrobes, UPVC windows, central heating radiator

### BEDROOM 3

15' x 15' (4.57m x 4.57m)

Velux window, central heating radiator



## BATHROOM

6' 4" x 5' 9" (1.93m x 1.75m)

White 3 piece suite comprising of; bath, toilet, and sink.

Towel radiator. Complementary tiling, UPVC windows, central heating radiator

## PROPERTY DIRECTIONS:

Leave the Clayton office and turn right, take your fourth exit at the roundabout into Bradford Road. Continue along this road passing the off licence on your left and take your second left into Sandringham Road, and Sandringham Close is on your first right.

## PURCHASE DETAILS:


*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

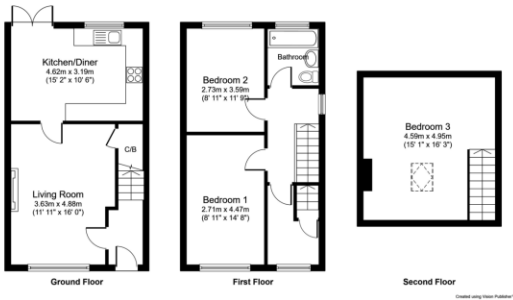
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements