



Sanderson Avenue, Wibsey,

£135,000

****SEMI DETACHED**TWO BEDROOMS**VIEWING RECOMMENDED****

WELL PRESENTED two bedroom semi detached which has been updated by the current owners to offer READY TO MOVE INTO accommodation. Having easy access for motorway links the property would make a fantastic purchase for a FTB/Young Couple/Family. Boasting an MODERN FITTED KITCHEN with french doors leading onto the rear garden, modern house bathroom and fitted wardrobes. Briefly comprising of a vestibule, lounge, DINING KITCHEN, two first floor bedrooms and a house bathroom. To the outside there is a GARDEN TO REAR with a patio area and DRIVEWAY leading to a DETACHED GARAGE.



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Vestibule

With double glazed window and gas central heating radiator.

Lounge

14'2" x 12'11" (4.32m x 3.94m)

With living flame gas fire, marble effect inset and hearth fireplace surround, gas central heating radiator and double glazed window.

Dining Kitchen

12'11" x 9'4" (3.94m x 2.84m)

Modern fitted wall and base units, complementary work surface, tiled splash, double oven, hob and extractor hood, plumbing for automatic washing machine, spotlights, gas central heating radiator and double glazed window, french door leading to the rear garden.

First floor

loft access with pull down ladder, gas central heating radiator and double glazed window.

Bedroom one

12'9"max x 8'11" (3.89mmax x 2.72m)

With gas central heating radiator and double glazed window.

Bedroom Two

12'9" x 8'7" (3.89m x 2.62m)

With gas central heating radiator and double glazed window, storage cupboard.

Bathroom

Three piece suite with panelled bath, rain shower, shower screen, low flush wcm pedestal basin, tiled walls and floor, towel radiator and double glazed window.

Exterior

Driveway leading to garage with lawn and patio garden to the rear.

Directions

From Odsal roundabout take Odsal Road which becomes Holroyd Hill, turn right onto Sanderson Avenue where the property will be found identified by our for sale board.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		86	91
	50		54

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