



## 16 Sandringham Road, Clayton, Bradford, BD14 6EA

£270,000

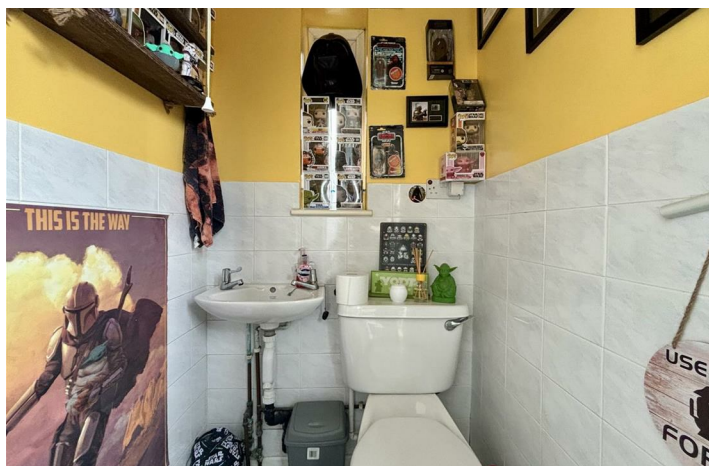
- SUBSTANTIAL EXTENDED SEMI DETACHED
- CORNER PLOT
- INTEGRAL GARAGE & DRIVEWAY
- POPULAR LOCATION
- LOCAL SCHOOLS NEARBY
- FIVE BEDROOMS
- GROUND FLOOR WC
- GARDENS TO THREE SIDES
- CLOSE TO TRANSPORT LINKS
- EARLY VIEWING ADVISED

# 16 Sandringham Road, Bradford BD14 6EA

**\*\* EXTENDED FIVE BEDROOM SEMI DETACHED \*\* CORNER PLOT \*\* INTEGRAL GARAGE \*\* GROUND FLOOR WC \*\*** This spacious semi detached property in Clayton is set on a good-sized plot and offers off-road parking, pleasant gardens and ample space for a growing family. Briefly comprising of; Hall, Lounge-Diner, Dining-Kitchen, rear Hall, WC, integral Garage and to the first floor there are five Bedrooms, a Bathroom and a Shower Room. Gardens to three sides and a Driveway to the front. Early viewing advised.



Council Tax Band: C



### **ENTRANCE HALL**

Central heating radiator, stairs to the first floor, solid wood flooring.

### **LOUNGE**

15'5 x 11'5

Open plan to the dining room, window to the front, central heating radiator, feature fireplace and electric fire.

### **DINING ROOM**

10'1 x 7'7

French doors leading to the rear garden, central heating radiator.

### **KITCHEN DINER**

18'4 x 10'1

Range of fitted base & wall units, contrasting work surfaces, electric oven, gas hob and extractor, stainless steel sink and drainer, two windows to the side, door to the rear porch, central heating radiator, pantry.

### **REAR PORCH**

UPVC door and windows, plumbing for a washing machine.

### **GROUND FLOOR W/C**

Wash basin, low flush W/C, window to the side.

### **GARAGE**

16 x 10'8

Window to the side, power & lights, central heating boiler. As this garage is integral, there is potential to convert into further accommodation subject to the relevant permissions.

### **FIRST FLOOR LANDING**

### **BATHROOM**

Panelled bath with shower tap, wash basin set in a vanity unit, low flush W/C, window to the rear, central heating radiator.

### **BEDROOM ONE**

13'11 x 8'5

Window to the front, central heating radiator.

### **BEDROOM TWO**

11'7 x 8'5

Window to the rear, central heating radiator.

### **BEDROOM THREE**

10'5 x 9'7

Window to the front, central heating radiator.

### **BEDROOM FOUR**

9'6 x 7'8

Window to the side, central heating radiator.

### **BEDROOM FIVE**

7'11 x 5'7

Window to the front, central heating radiator.

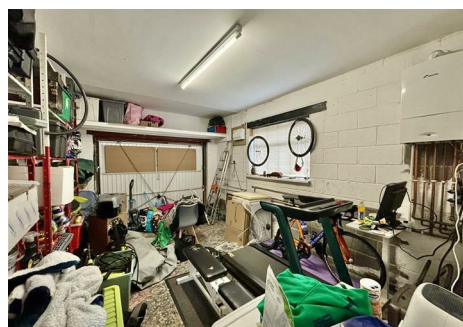
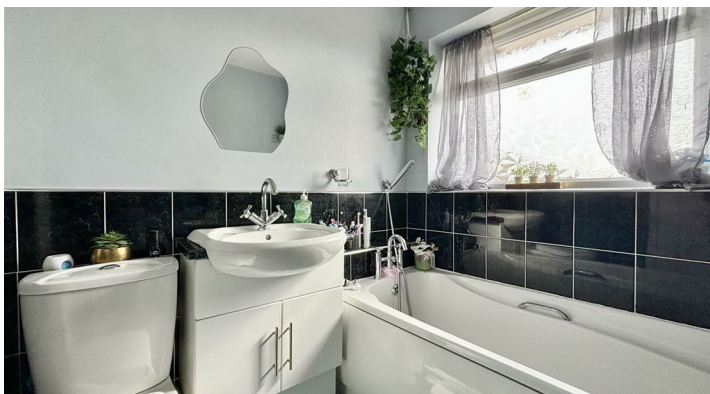
### **SHOWER ROOM**

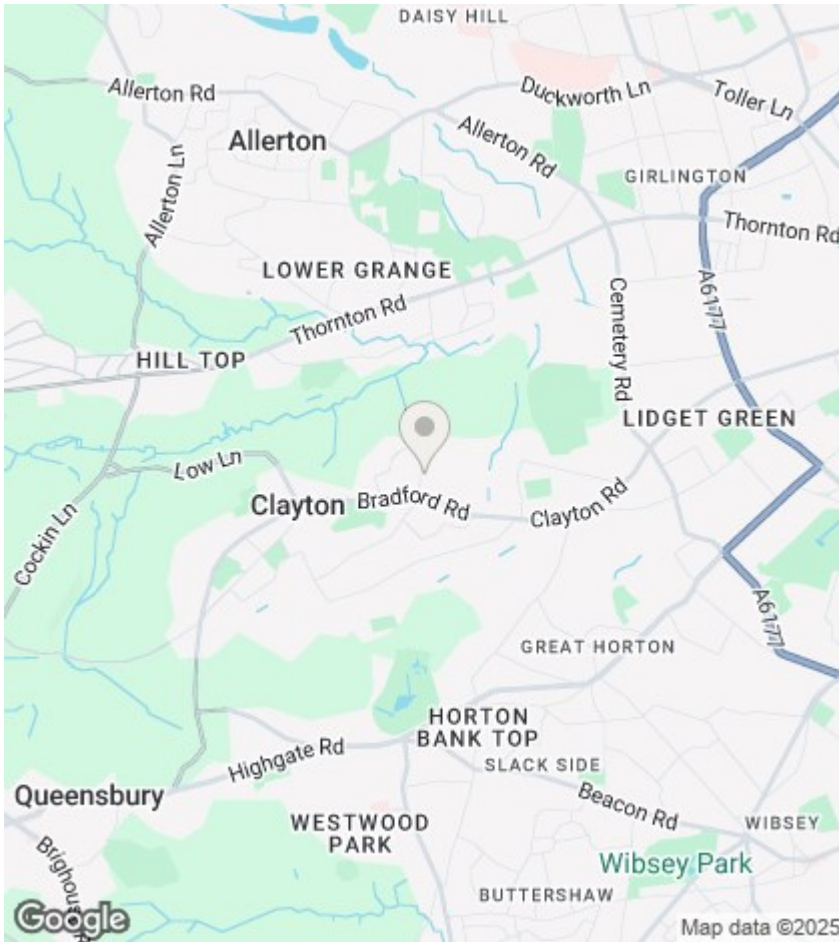
Shower cubicle with mains shower, window to the rear, wash basin, fully tiled walls

### **EXTERIOR**

Lawned garden area to the front with flower & shrub borders. Driveway parking leading to the integral garage. Good size garage to the side with lawned area, shrubbery, fence & wall boundaries. To the rear is an enclosed patio garden with paved seating area and flower borders.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(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 