



16 Sandringham Road, Clayton, Bradford, BD14 6EA

£270,000

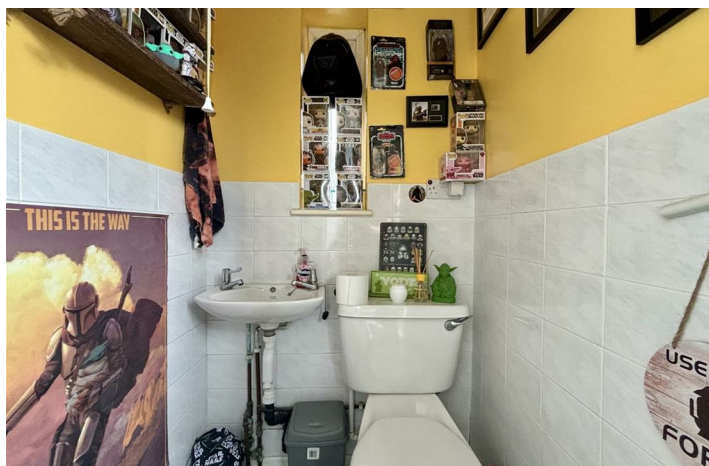
- SUBSTANTIAL EXTENDED SEMI DETACHED
- CORNER PLOT
- INTEGRAL GARAGE & DRIVEWAY
- POPULAR LOCATION
- LOCAL SCHOOLS NEARBY
- FIVE BEDROOMS & TWO BATHROOMS
- GROUND FLOOR WC
- GARDENS TO THREE SIDES
- CLOSE TO TRANSPORT LINKS
- EARLY VIEWING ADVISED

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**** EXTENDED FIVE BEDROOM SEMI DETACHED ** TWO BATHROOMS ** 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

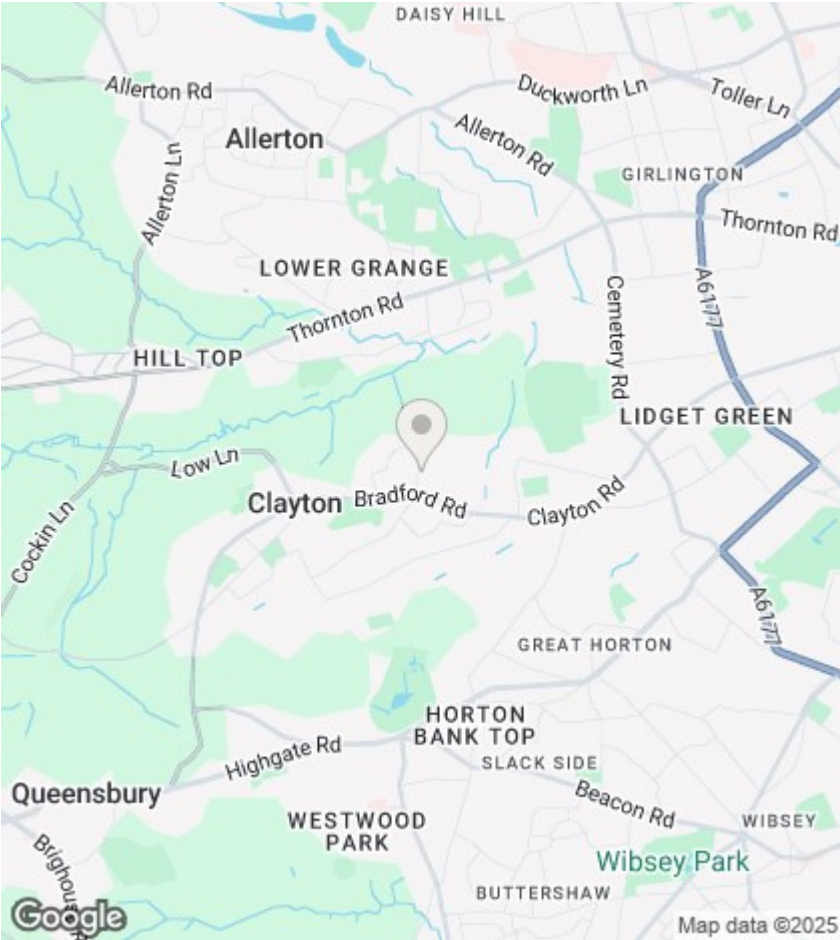
Shower cubicle with mains shower, window to the rear, wash basin, fully tiled walls

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC