



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

Offers In The Region Of £260,000

- SUBSTANTIAL EXTENDED SEMI DETACHED
- NO ONWARD CHAIN
- INTEGRAL GARAGE & DRIVEWAY
- CORNER PLOT
- LOCAL SCHOOLS NEARBY
- FIVE BEDROOMS
- GROUND FLOOR WC
- GARDENS TO THREE SIDES
- CLOSE TO TRANSPORT LINKS
- EARLY VIEWING ADVISED

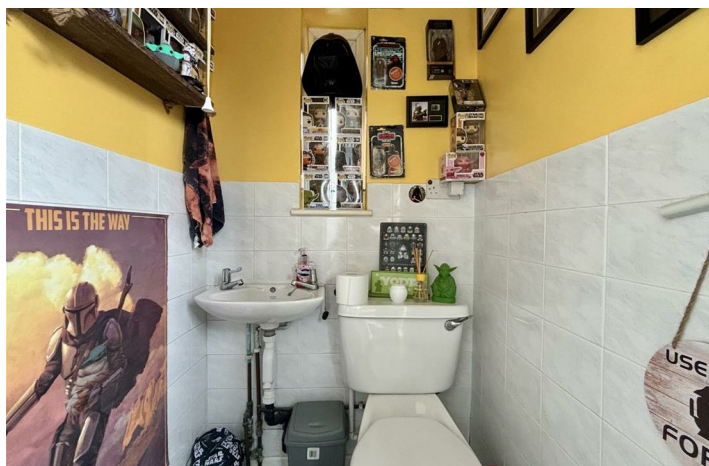


# 16 Sandringham Road, Bradford BD14 6EA

**\*\* EXTENDED FIVE BEDROOM SEMI DETACHED \*\* CORNER PLOT \*\* INTEGRAL GARAGE \*\***  
**GROUND FLOOR WC \*\* NO ONWARD CHAIN \*\*** 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

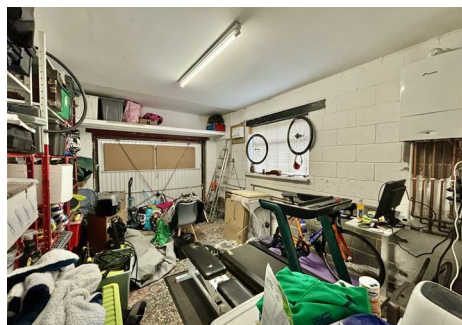
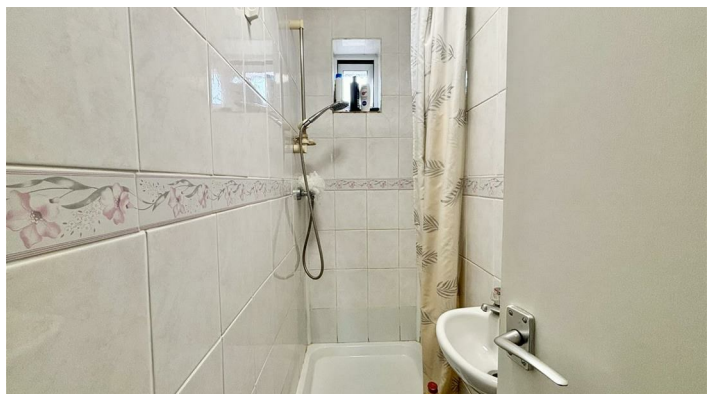
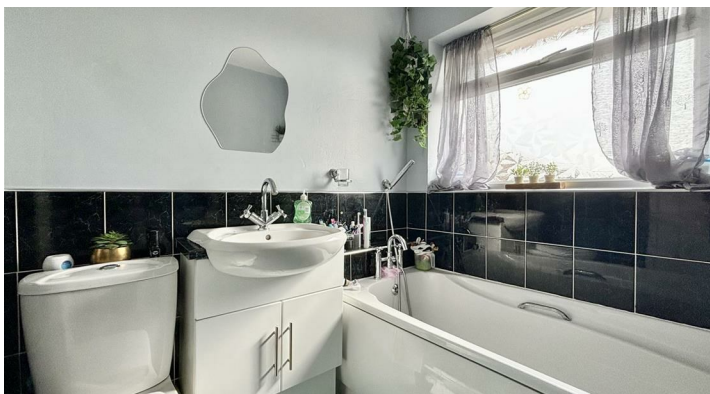
### **EXTERIOR**

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.

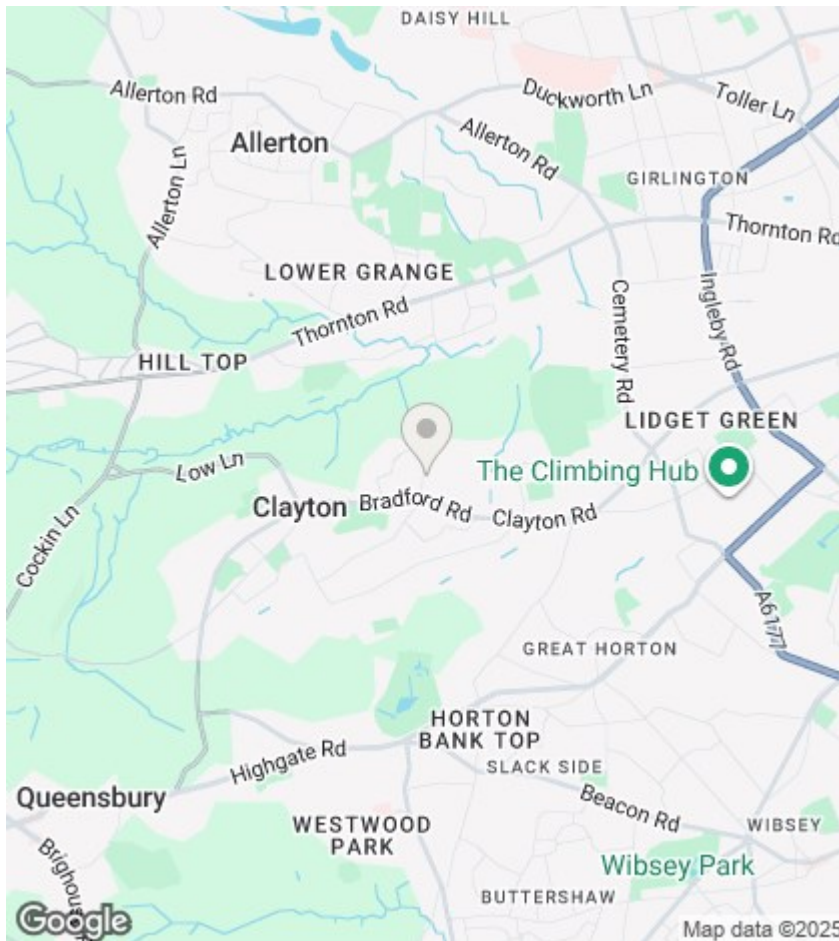












## Directions

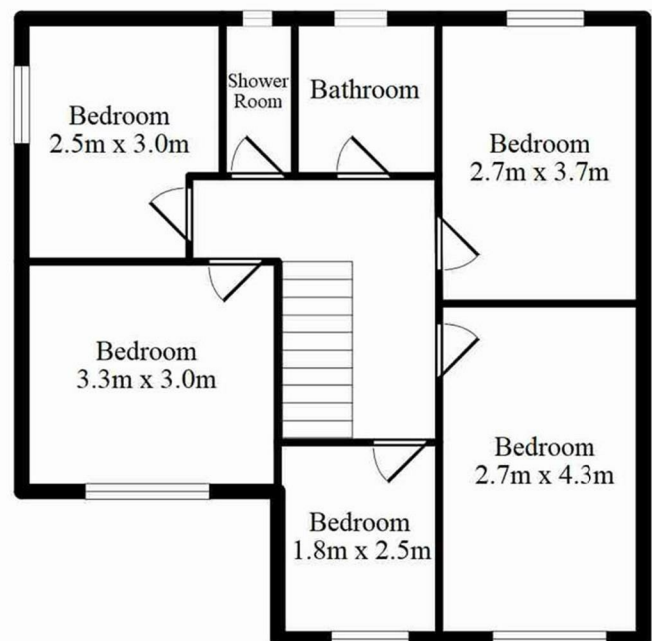
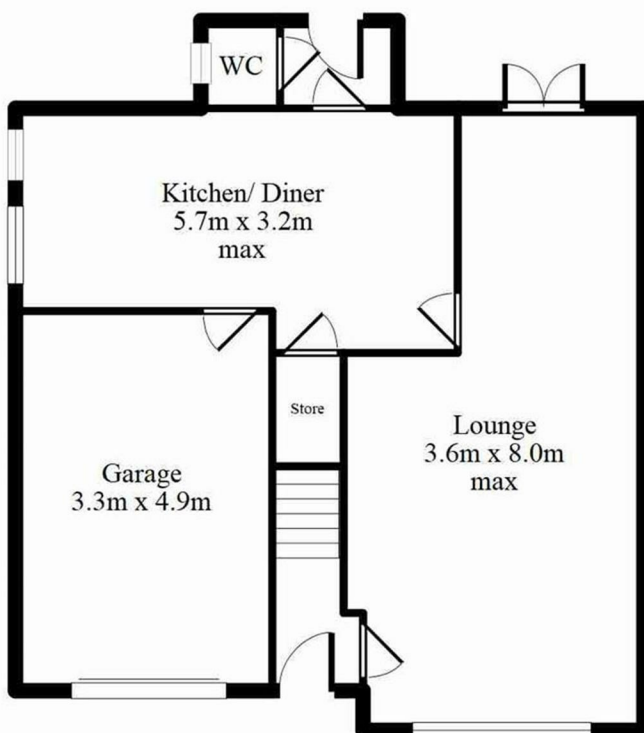
## Viewings

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		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025