




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Sunningdale, Bradford, BD8 0LZ
Offers In The Region Of £175,000



Sought After Location *** Two Double Bedrooms *** Garage And Driveway *** Close To Local Shops And Amenities. Located in the desirable area of Sunningdale, Bradford, this charming two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by an entrance hall that leads to a cosy lounge, complete with a gas fire, ideal for those chilly evenings. The heart of the home is the well-appointed kitchen/diner, featuring fitted wall and base units, an integrated fridge, and appliances including an oven and electric hob with an extractor hood above, making it a delightful space for culinary enthusiasts.

The bungalow boasts two inviting bedrooms; one is equipped with fitted wardrobes, providing ample storage, while the other features patio doors that open directly to the rear garden, allowing for a seamless connection to the outdoors. The bathroom is thoughtfully designed, offering a bath with a shower over, a low-level WC, and a hand wash basin, ensuring practicality and comfort.

Outside, the property benefits from a driveway that accommodates ample vehicles, along with a garage that has power and light connected, providing additional storage or workspace. The enclosed rear garden is a true gem, featuring a patio seating area perfect for al fresco dining and a well-maintained lawn, ideal for relaxation or entertaining guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom semi-detached bungalow in sought after location.

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold