



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

#### Viewing arrangements

Strictly by appointment through WW Estates  
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wibsey@wwestateagents.com

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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.



PrimeLocation.com

Zoopla.co.uk

rightmove

**Sangster Way, Bradford, BD5 8LQ**  
**Offers In Excess Of £160,000**



Two Double Bedroom Semi-Detached House  
\*\*\* Modern Kitchen And Bathroom \*\*\*  
Spacious Lounge/Diner With French Doors To Access The Rear garden. Located in the desirable area of Sangster Way, Bradford, this well-presented semi-detached house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a stylish home in a sought-after location.

Upon entering, you are welcomed by a charming entrance hall that features built-in storage under the stairs, providing practical space for your belongings. The heart of the home is the modern kitchen, equipped with fitted wall and base units, an integrated fridge/freezer, washing machine, oven, and a gas hob with an extractor hood above, making it a delightful space for culinary enthusiasts.

The generous lounge/diner is perfect for relaxation and entertaining, featuring an electric fire for those cosy evenings. French

doors lead you to the low-maintenance enclosed garden, creating a seamless connection between indoor and outdoor living.

Upstairs, you will find two well-proportioned double bedrooms, one of which boasts fitted storage, ensuring ample space for your personal items. The modern family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a stylish vanity hand wash unit.

To the front of the property, a driveway provides convenient off-street parking, while the rear garden offers a tranquil outdoor space for enjoying the fresh air. With excellent transport links nearby, this semi-detached house is not only a lovely home but also a practical choice for those commuting or exploring the local area. This property truly represents a wonderful opportunity to secure a charming residence in Bradford.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Well presented two double bedroom semi-detached house in sought after location with great transport links.

Rating authority  
Borough Council Tax Band

#### 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