



49 Sandford Road, Bradford, BD3 9NT
£85,000

Nestled on Sandford Road in Bradford, this end-terrace house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 936 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that offers a versatile area for relaxation and entertainment. The layout of the house provides a functional flow, allowing for easy movement between rooms. The property features a bathroom that, while in need of updating, offers the potential for modernisation to suit your personal taste.

Locate

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Lounge

15'7" x 13'2" (4.766 x 4.036)

Kitchen

10'3" x 9'10" (3.126 x 3.006)



Front External



Bedroom One

13'4" x 13'3" (4.067 x 4.042)

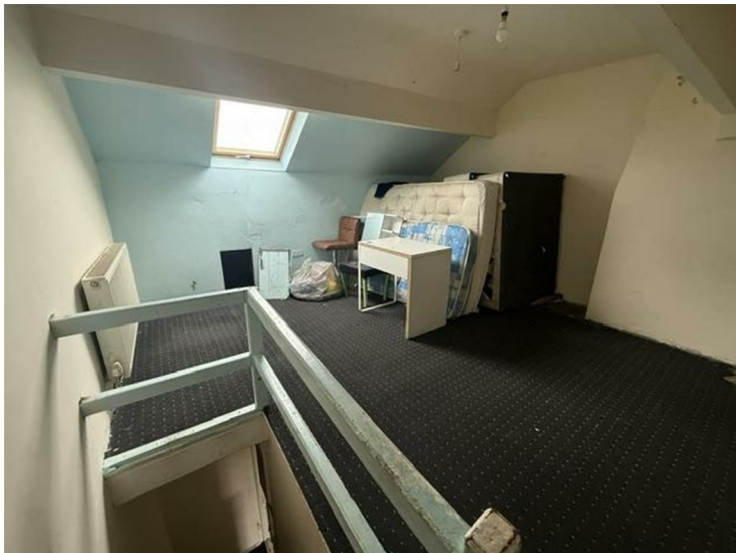


Bathroom



Bedroom Two

14'2" x 13'4" (4.319 x 4.078)

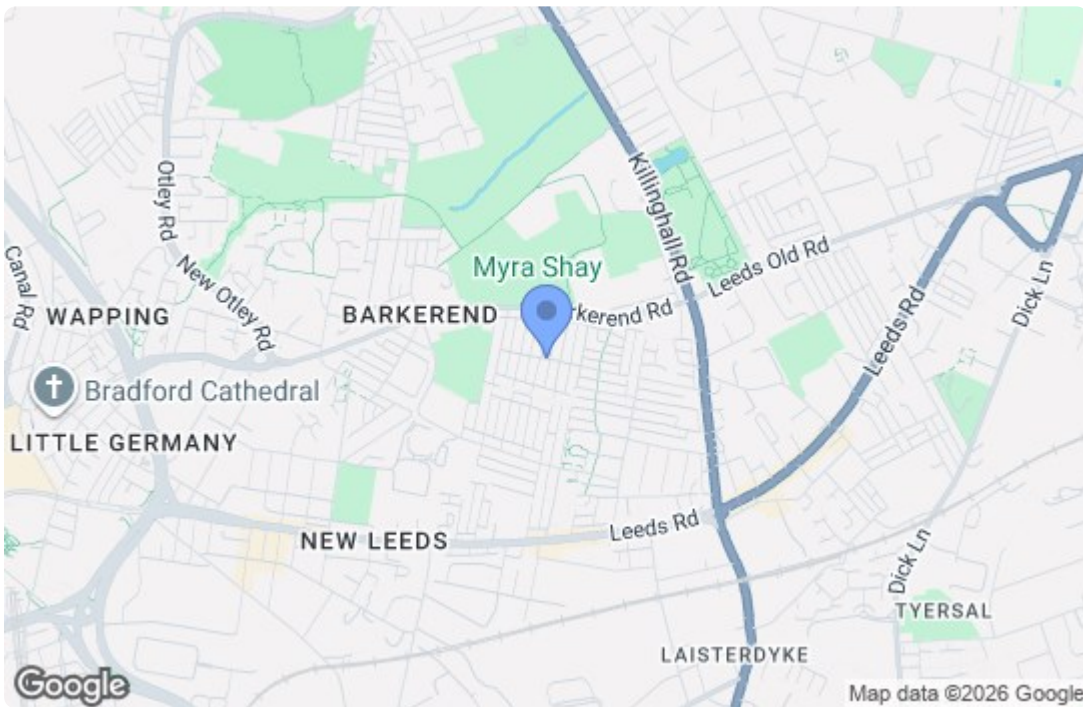


Rear External



Study/Bedroom Three

7'11" x 5'9" (2.430 x 1.761)



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		
	55	74
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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