

HUNTERS®

HERE TO GET *you* THERE



Magnolia Drive

Sandy Lane, Bradford, BD15 9LR

Asking Price £340,000



An excellent opportunity for a variety of purchasers to acquire an impressive five bedroom detached home, on a cul de sac of other high calibre homes in the heart of Sandy Lane.

Comprising; entrance hall with WC, lounge with feature gas fire, comprehensively equipped dining kitchen with bi-folding doors to the rear, a utility room, and bedroom 5 which provides French door access to the garden and en suite shower facilities to the ground floor. To the first floor are four bedrooms with the master boasting impressive modern en suite shower room and fitted furniture. Externally are well tended gardens offering impressive patio and lawn areas, there is a summer house sat on a raised decked area, planted borders and fence boundaries. To the front is off street parking with an electric vehicle charging point and a further lawn area.

Sandy Lane is a highly sought after village and offers many village amenities, primary school, recreational facilities and excellent transport connections to other surrounding towns and villages. Bingley is approximately three miles, where there are larger shops and supermarkets and from where there is direct rail access to Leeds, Bradford and Skipton.



<p>Floor 0</p>	<p>Approximate total area? 1,000 sq. ft. Reduced footprint: 25' x 30'</p>
<p>Floor 1</p>	<p>Calculating footprint and volume Reduced footprint area: 800 sq. ft. 800 sq. ft. is only half of the total footprint. When you consider all the space between the walls, the footprint is only 800 sq. ft. For volume, you need to know the height of the walls. 800 sq. ft. x 10' = 8,000 cu. ft.</p>

Energy Efficiency Rating

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

Current Potential

72 80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

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119 Main Street, Bingley, BD16 2HT
Tel: 01274 511 509 Email: bingley@hunters.com <https://www.hunters.com>