



## Sandhill Close (s)

Bradford, BD8 0DZ

Asking Price £80,000



Welcome to this charming two-bedroom, two-bathroom apartment located on the second floor of Sandhill Close in Bradford, BD8 0DZ. Spanning an impressive 645 square feet, this delightful residence offers a perfect blend of comfort and convenience.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The apartment features a well-appointed kitchen that seamlessly connects to the living area, enhancing the open-plan feel. The Juliette balcony allows natural light to flood the space while offering lovely views of the surrounding area.

The two bedrooms, one double and one single are generously sized, providing ample space for rest and personalisation. The two bathrooms ensure that morning routines are a breeze, catering perfectly to the needs of modern living.

This property also benefits from allocated parking for one vehicle, a valuable asset in this bustling area. Situated close to local schools and amenities, it is perfect for families and professionals alike.

Currently tenanted at £700 per calendar month, this apartment presents an excellent investment opportunity for those looking to expand their property portfolio, this apartment in Sandhill Close is not to be missed.



## Hallway

Livingroom 15'4" x 11'3" (4.69 x 3.43)

Kitchen 6'10" x 7'9" (2.10 x 2.38)

Bedroom One 14'9" x 8'4" (4.51 x 2.56)

Ensuite 10'11" x 3'10" (3.33 x 1.19)

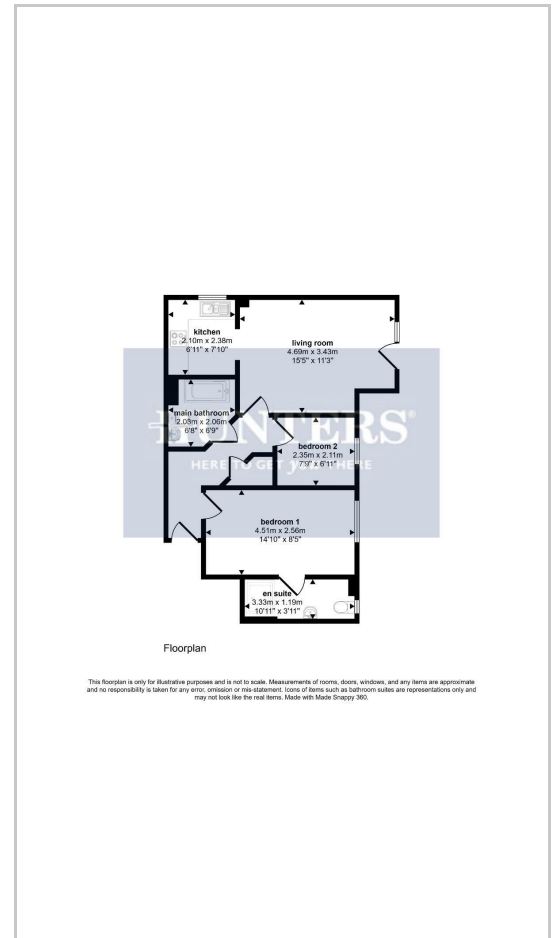
Bedroom Two 7'8" x 6'11" (2.35 x 2.11)

Main Bathroom 6'7" x 6'9" (2.03 x 2.06)

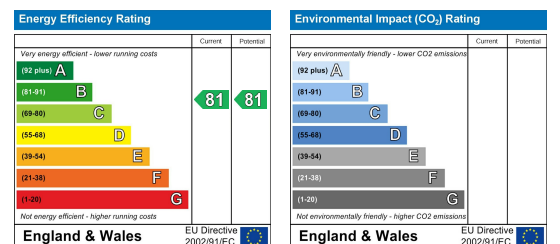
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>