

FOR SALE

£209,950 Freehold



39 Acacia Drive, Sandy Lane, West Yorkshire. BD15 9JY

- Chalet Style Semi Detached - 2 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Spacious Lounge - Dining Room - Modern Kitchen
- Downstairs W.C - Modern Shower Room
- Driveway - Garage - Gardens
- Internal Viewing Essential - No Seller Chain



PROPERTY DESCRIPTION

Well presented two double bedroom chalet style semi detached, situated in the well regarded village of Sandy Lane. Sandy Lane itself has a popular primary school, public house, hair salon, park and cricket club. The village is surrounded by countryside, with easy access into Bingley and Shipley via its road network.

The property benefits from gas central heating, UPVC double glazing and modern kitchen and bathrooms.

Briefly comprises; entrance hall, spacious living room opening into the dining room, kitchen and ground floor w.c. To the first floor; there are two double bedrooms and shower room. Outside, there are level gardens front and rear with driveway for approx three vehicles and single garage.

Offered for sale with no Seller chain, therefore a quick completion can be achieved if necessary. Internal viewing is essential. Council tax band C.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 2 mbps, Superfast 72 mbps & Ultrafast 2000 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and window to the side. Laminate floor and radiator. Stairs to the first floor. Understairs cupboard.

Lounge

Double glazed window to the front, radiator and coved ceiling. Living flame gas fire set on a marble hearth and having a marble surround. Television point. Archway leading into ...

Dining Room

Double glazed window to the rear, radiator and coved ceiling.

Kitchen

Range of modern cream high gloss base and wall units having a complementary work surface over. Stainless steel sink with mixer tap over. Plumbing for washing machine and dishwasher. Gas cooker. Double glazed window to the front and laminate floor. Vaillant gas boiler.

Downstairs W.C

2 piece modern suite in white comprising of pedestal wash hand basin and low level w.c. Double glazed window to the rear, radiator and laminate floor.

First Floor

Landing

Double glazed window to the rear. Access to the loft space.

Double Bedroom 1

Double glazed window to the front, radiator and fitted wardrobes and drawers.

Double Bedroom 2

Double glazed window to the rear, radiator and fitted wardrobes.

Garden

Tarmac driveway to the side for approx. 3 vehicles, leading to the garage.

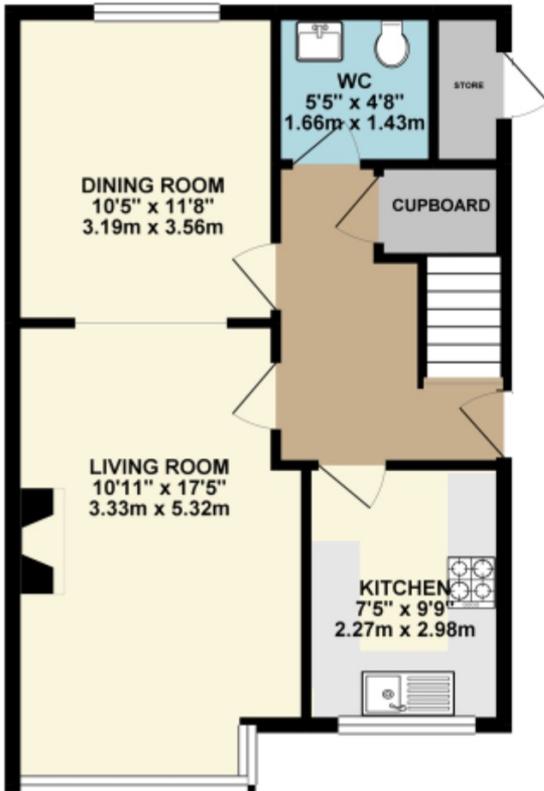
Lawned garden to the front having flower, tree and shrub borders.

Enclosed paved garden to the rear having flower, tree and shrub borders. Fence and hedge boundaries. Outside tap.



FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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