



## 13 Acacia Court, Sandy Lane, Bradford, West Yorkshire BD15 9LT

- Stunning modern end town house
- Ground floor w.c.
- An efficient home rated B/84
- Three bedrooms, master having en suite shower room / wc
- Double width driveway and pleasant enclosed rear garden
- Offered for sale with no onward Vendor chain
- Impressive and spacious open plan ground floor living space
- Convenient Sandy Lane location

**£215,000 Freehold**



## 13 Acacia Court, Sandy Lane, Bradford, West Yorkshire BD15 9LT

### DESCRIPTION

A beautifully appointed three bedroom, two bathroom, modern end townhouse pleasantly positioned within this highly desirable development of similar high quality homes delightfully situated in Sandy Lane which offers a good range of localised amenities together with excellent access to nearby Bingley, Shipley and Bradford centres.

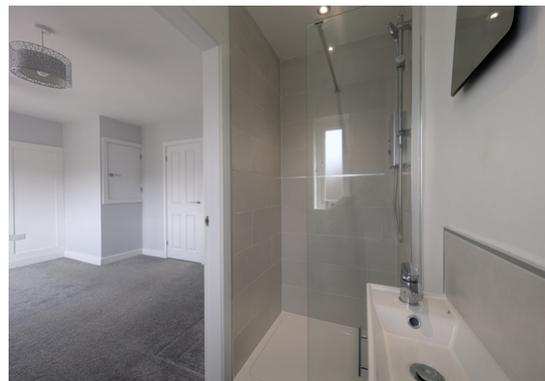
The efficient home (Rating B/84) provides spacious three bedroom accommodation arranged over two floors with some excellent features. At ground floor level the accommodation comprises: Entrance hall, cloak room w.c, 'wow factor' open plan living space combining a stunning well equipped kitchen with integrated appliances, dining area and large lounge with bay window and French doors leading to the adjoining rear garden.

At first floor level, the property offers three well proportioned bedrooms, the master bedroom benefitting from an en suite shower room facility and the family bathroom includes a four piece suite - walk in shower, bath, hand basin and low suite w.c.

Externally the property has a double width tarmac driveway to the fore. Gated pathway provides access to the rear garden. The enclosed rear garden enjoys patio areas, a large planting bed and useful timber shed.

Sandy Lane is a popular and well established residential neighbourhood in the heart of the Aire Valley, The Historic World Heritage site of Saltaire is within comfortable driving distance where a broad range of everyday shops and quaint eateries are available as well as a railway station from where there is a frequent service into the cities of Leeds and Bradford and into the popular local market town of Skipton.

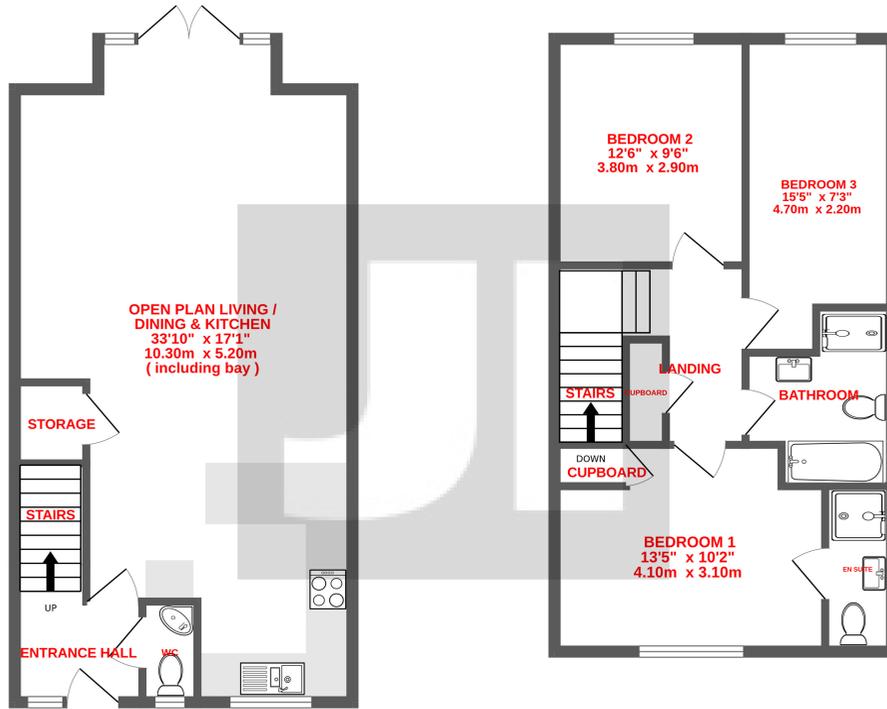
The property is being offered for sale with no onward chain - viewings are highly recommended to appreciate the size and quality of the accommodation on offer.





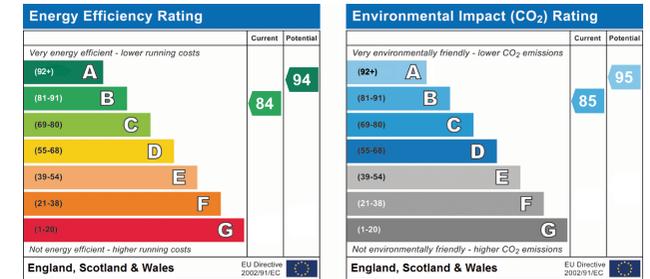
GROUND FLOOR

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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**DISCALIMER**

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.

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**Opening Hours**

Mon-Friday 9:00 - 17:30

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