



## 156 Reevy Avenue, Buttershaw, Bradford, BD6 3RR

\*\* GUIDE PRICE £160,000 to £170,000 \*\* OFFERED WITH NO CHAIN! Previously marketed at £194,950, we feel viewing is strongly advised for this FANTASTIC FAMILY HOME which has undergone a VAST AMOUNT of remedial & updated works to include: Replacement windows & doors, NEW ROOF, boiler, meters, flooring, rear gardens AND THE LIST GOES ON allowing new owners that piece of mind and to 'make their own mark' with personal touches! The accommodation briefly comprises: entrance hallway, lounge, dining room and kitchen to the ground floor, THREE GOOD SIZE BEDROOMS and house bathroom to the first floor. Externally are pleasant gardens to the front, driveway allowing parking for several cars leads to the rear landscaped garden. Well placed for many amenities within Wibsey to include schools, shops, transport links and walk round the park.. BOOK YOUR VIEWING TODAY

Guide Price £160,000 - £170,000

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## ENTRANCE HALLWAY

Stairs to first floor

## LOUNGE 13'2" x 10'9" (4.01m x 3.28m)

Good size reception room with sliding patio doors

## SITTING ROOM 10'11" x 11'5" (3.33m x 3.48m)

Windows to side and front elevation

## KITCHEN 7'11" x 12'4" (2.41m x 3.76m)

Fitted kitchen having a selection of wall and base units. Worktops, sink and drainer. Plumbing for washer and freestanding cooker point

## BEDROOM ONE 10'5" x 12'11" (3.18m x 3.94m)

Large walk in store

## BEDROOM TWO 10'6" x 10 (3.2m x 10)

Large walk in store

## BEDROOM THREE 7'6" x 9'4" (2.29m x 2.84m)

Good size third bedroom

## BATHROOM

Three piece white suite. Recently fitted bath with shower over, sink and W.C

## OUTSIDE

Garden to the front, driveway to the side allowing parking for several cars leading to enclosed rear garden with paved seating area, Astro Turf and sheds.

\*\* In the past the land to the rear was available to purchase as other neighbouring properties have \*\*

## FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

## RECENT WORKS

Our Clients have advised us of the following:

New Roof 2023 -25 years guarantee

New boiler Dec 2023-10 year guarantee

New doors and windows 2023 -5-10 years guarantee

Landscaping Rear garden 2022

New Bath and shower -2022

Replacement ceilings in dining room and kitchen -2023

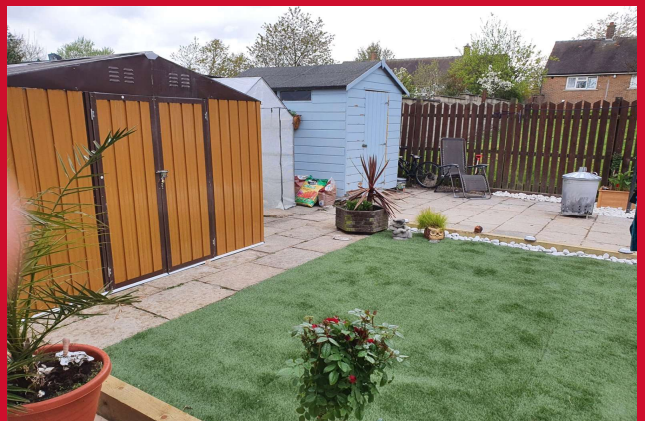
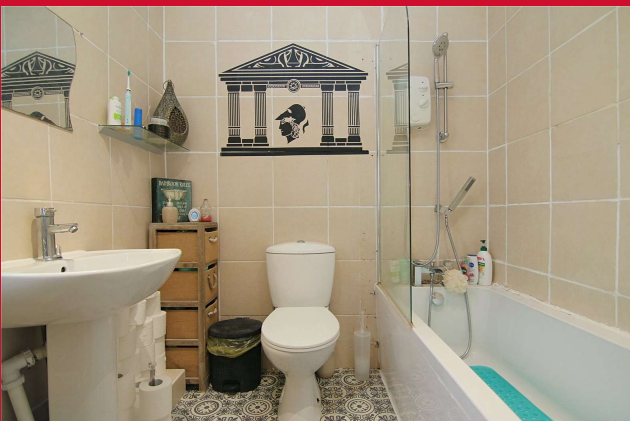
New carpets and flooring-2022

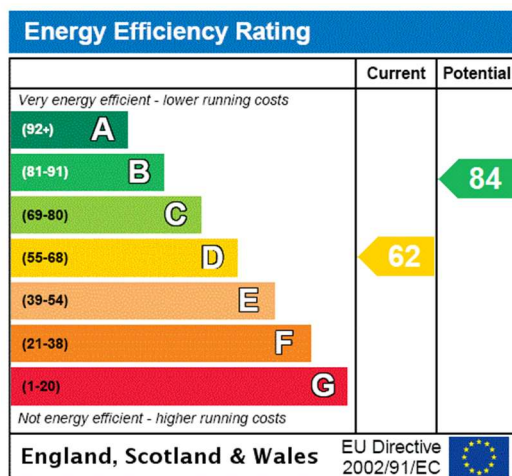
New gas and electric meter-2023

New fascias -2022

Gas safe certificate-Valid until Dec. 2024

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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