



## 13 Egremont Crescent, Buttershaw, Bradford, BD6 2SJ

**\*\* OFFERED WITH NO CHAIN \*\*** Viewing is **HIGHLY ADVISED** for this **SPACIOUS** Ex Local Authority **SEMI DETACHED** property. Currently providing **THREE BEDROOM** accommodation, lounge, **KITCHEN WITH SEPARATE DINING AREA** and family bathroom (which needs to be completed). The property is further enhanced with **GCH, DG**, plenty of storage areas and good size gardens to three sides. Situated within this increasing popular part of **BD6, Woodside**, within a **cul de sac** location, ideal for many amenities, schools and transport links to **Bradford, Halifax and Leeds**. We feel this will be a good first time purchase/young family home.

**£139,950**

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **T** @robertwatts\_

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## ENTRANCE HALL

### LOUNGE 11'2" x 20'4" (3.4m x 6.2m)

Good size reception room with dual aspect windows and feature fireplace housing gas fire

### KITCHEN 12'3" x 7'1" (3.73m x 2.16m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and plumbing for washer. Leading through to dining area

### DINING AREA 11'4" max x 7'10" (3.45m max x 2.4m)

Feature wood panel wall. Useful store area and door leading to rear

## FIRST FLOOR

Landing area

### BEDROOM ONE 12'1" x 11'3" (3.68m x 3.43m)

### BEDROOM TWO 11'1" x 9'1" (3.38m x 2.77m)

### BEDROOM THREE 8'3" x 8' (2.51m x 2.44m)

## BATHROOM

In need of completing. W.C and panelled bath

## OUTSIDE

Good size gardens to three sides, mainly laid to lawn

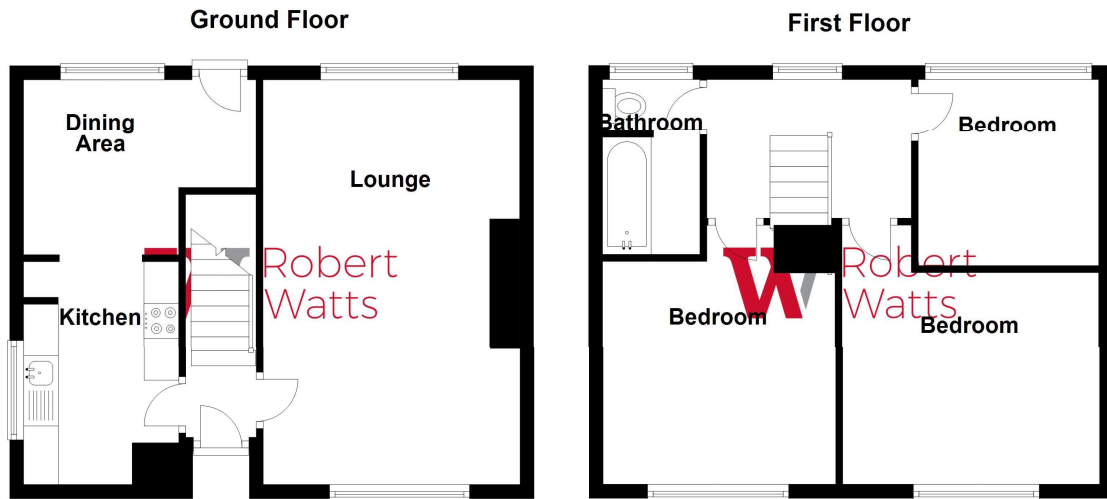
## FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>83</b> |
| (69-80) <b>C</b>                                   | <b>69</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

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