



11 Edge End Road, Buttershaw, Bradford, BD6 2AZ

** SUPERB EXAMPLE OF ITS TYPE ** IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME ** Having undergone a VAST amount of work over recent years this INNER TOWN HOUSE offers TWO DOUBLE BEDROOMS, MODERN KITCHEN and BATHROOM and pleasant gardens to front and rear. Benefitting further from GCH, DG, electrics with new consumer box and LARGE LOFT AREA which some have converted into additional living space (subject to permissions). Situated within the popular residential area of BD6, ideal for many amenities, schools and commute. BOOK YOUR VIEWING TODAY

£130,000

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 13'6" x 12'11" (4.11m x 3.94m)

Lovely size lounge, tastefully decorated with feature fireplace.

BREAKFAST KITCHEN 16'11" x 8'5" (5.16m x 2.57m)

Well equipped modern kitchen with an array of wall and base units, worktops to incorporate breakfast bar with down lighting. Integrated appliances to include fridge freezer, oven, 5 ring hob and extractor, plumbing for washer. Patio doors leading out to the enclosed rear gardens

FIRST FLOOR LANDING AREA

With large store cupboard and access to the loft that is part boarded.

BEDROOM ONE 14'11" x 10'2" (4.55m x 3.1m)

Good size main bedroom with walk in over stair store cupboard

BEDROOM TWO 11'1" x 10'10" (3.38m x 3.3m)

Another good size double room

BATHROOM

Family bathroom with white suite, shower over bath and screen, majority tiled.

OUTSIDE

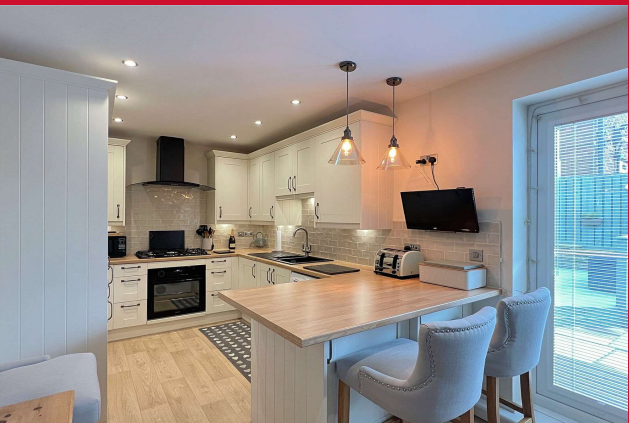
Gardens to the front. To the rear the gardens are easy to maintain with raised decked seating area and patio. A great space for family entertaining.

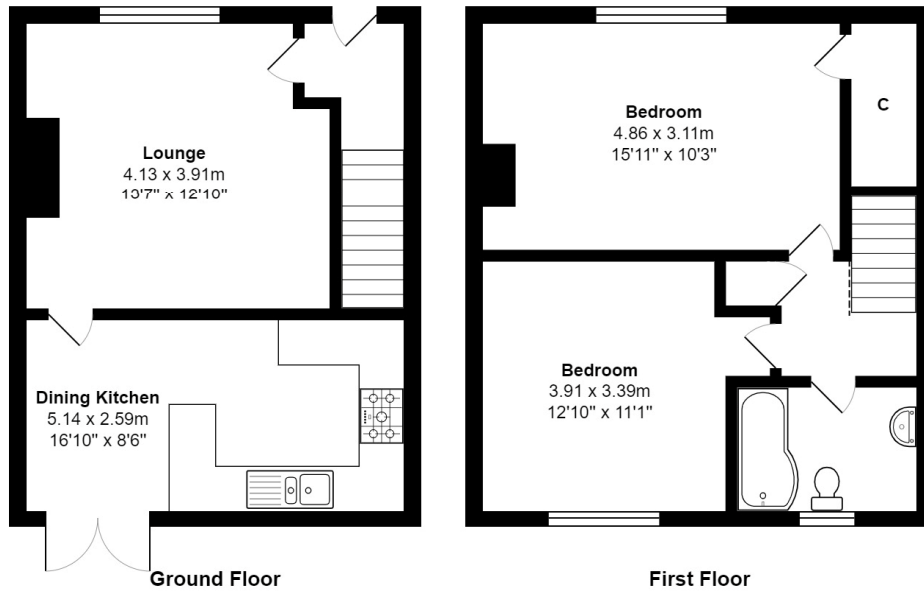
FURTHER INFORMATION

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.





Total Area: 73.6 m² ... 792 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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