



26 Churn Drive, Buttershaw, Bradford, BD6 3LN

**** OFFERED WITH NO CHAIN ** SPACIOUS MODERN DETACHED HOUSE **** Viewing is strongly advised for this ideal young family home/first time purchase. Briefly comprising: Entrance hallway with cloakroom off, lounge, dining area and good size kitchen. Three first floor bedrooms and family bathroom. The former garage is a good size store that many have converted into additional living space (subject to permissions). Externally are lawned gardens and off road parking to the front with larger than average enclosed gardens to the rear, lawned with decked and paved seating areas. Situated within this increasingly popular part of BD6, ideal for many amenities, schools and commute. **VIEWING ADVISED**

£165,000

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FURTHER INFORMATION Council Tax - Band C

Tenure - Freehold

ENTRANCE HALLWAY

CLOAKROOM W/C and sink

LOUNGE 13'6" x 12'3" (4.11m x 3.73m)

Opening through to the dining area.

DINING AREA 7'3" x 9'8" (2.2m x 2.95m)

Laminate flooring and patio doors leading to the rear gardens

KITCHEN 7'11" x 9'8" (2.41m x 2.95m)

Selection of wall and base units, worktops with sink and drainer, oven, hob and extractor, plumbing for washer and space for fridge freezer

GARAGE STORE 17'2" x 8'5" (5.23m x 2.57m)

External access only with power and light. ideal space for conversion.

FIRST FLOOR

BEDROOM ONE 13'6" x 9'6" (4.11m x 2.9m)

BEDROOM TWO 10' x 9'6" (3.05m x 2.9m)

BEDROOM THREE 8'9" x 5'11" (2.67m x 1.8m)

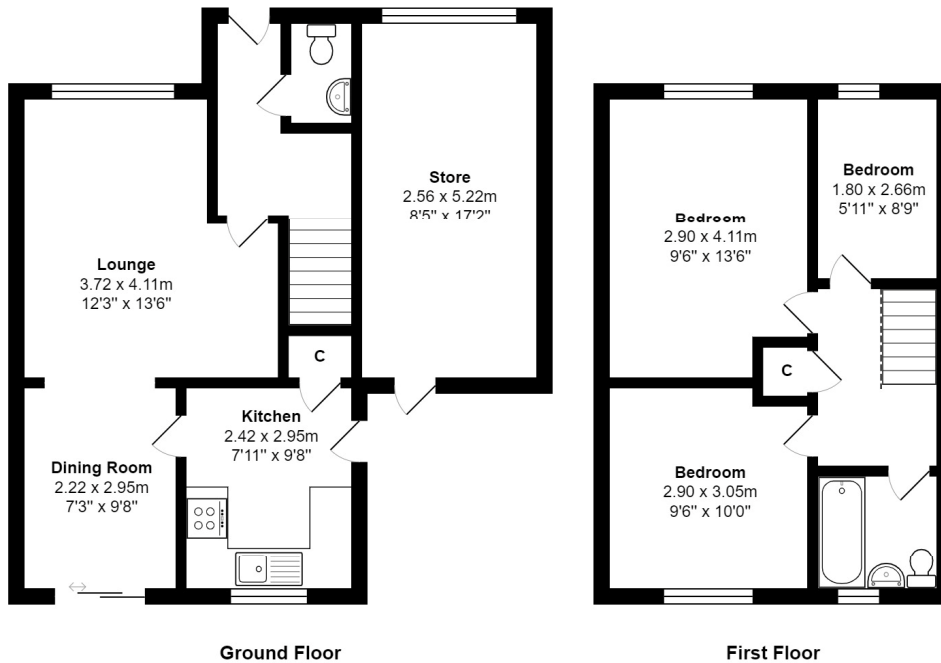
Good size third bedroom

FAMILY BATHROOM Three piece white suite

OUTSIDE Lawned gardens to the front with off road parking. Family sized gardens to the rear mainly laid to lawn with decking and paved seating areas.

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: 71.5 m² ... 769 ft² (excluding store)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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