



15 Portree Drive, Buttershaw, Bradford, BD6 3UG

**** SUPERB FIRST TIME PURCHASE ** LARGE GARDENS TO REAR ** CUL DE SAC LOCATION **** Viewing is strongly advised for this MODERN SEMI DETACHED situated within a cul de sac location in this increasingly popular part of BD6 which is ideal for many amenities, schools, and commute. Briefly comprising: Entrance hallway, cloakroom, kitchen, and lounge area with patio doors leading out to a larger than average rear garden. TWO DOUBLE BEDROOMS and house bathroom. Externally the driveway allows parking for 2 cars, open aspect gardens to the front and lovely enclosed garden to the rear. Many improvements have been made within the last 4 years to include replacement boiler, windows and doors and an additional benefit of SOLAR PANELS! Book your Viewing today!

£130,000

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ENTRANCE HALLWAY

Laminate flooring leading through to the lounge. Open stairs to first floor and cloakroom off

CLOAKROOM

Sink and W.C

LOUNGE 13'8" max x 12'6" max (4.17m max x 3.8m max)

Pleasant size lounge with patio doors leading out to the rear garden

KITCHEN 9'8" x 6'2" (2.95m x 1.88m)

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

LANDING Access to the loft

BEDROOM ONE 12'6" x 11'5" (3.8m x 3.48m)

BEDROOM TWO 12'4" x 6'4" (3.76m x 1.93m)

BATHROOM

Three piece suite with shower over panelled bath and screen. Sink and W.C

OUTSIDE

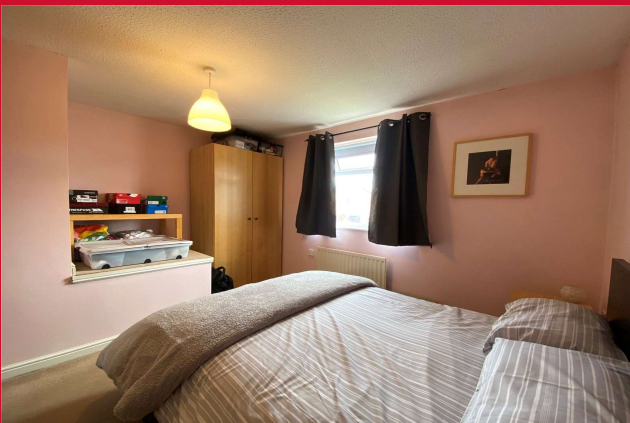
Open aspect to the front

FURTHER INFORMATION

Council Tax - Band B

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+) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(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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