



## 107 Buttershaw Drive, Buttershaw, Bradford, BD6 3SA

OFFERED WITH NO CHAIN! EX LOCAL AUTHORITY HOUSE WHICH MAKES A LOVELY FAMILY HOME! WELL PRESENTED THROUGHOUT \*\* LARGER THAN EXPECTED GARDENS TO REAR! Viewing is strongly advised for this well presented SEMI DETACHED situated within this ever popular part of BD6. Currently providing THREE DOUBLE BEDROOMS, family bathroom, lounge and dining kitchen the property is further enhanced with gardens large gardens to the front and rear. GCH and DG.

£140,000

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts\\_](https://twitter.com/robertwatts_)

arla | [propertymark](https://www.propertymark.co.uk) naea | [propertymark](https://www.propertymark.co.uk)

# 107 Buttershaw Drive, Buttershaw, Bradford, BD6 3SA

## HALLWAY

### LOUNGE 14'1" x 13'11" (4.3m x 4.24m)

Tastefully decorated with feature fireplace housing gas fire

### DINING KITCHEN 20'4" x 8'7" (6.2m x 2.62m)

Good size dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and tiled splashback. Plumbing for washer and pantry area off. Tiled floor

## LANDING

Loft access

### BEDROOM ONE 12'2" x 10'11" (3.7m x 3.33m)

Fitted mirror sliding door wardrobes

### BEDROOM TWO 10'9" x 10'11" (3.28m x 3.33m)

### BEDROOM THREE 9'3" x 10' (2.82m x 3.05m)

## BATHROOM

Three piece white suite with shower over bath and screen. Store cupboard

## OUTSIDE

Large lawned gardens to front with potential to create off road parking (subject to permissions). Huge garden to the rear mainly laid to lawn

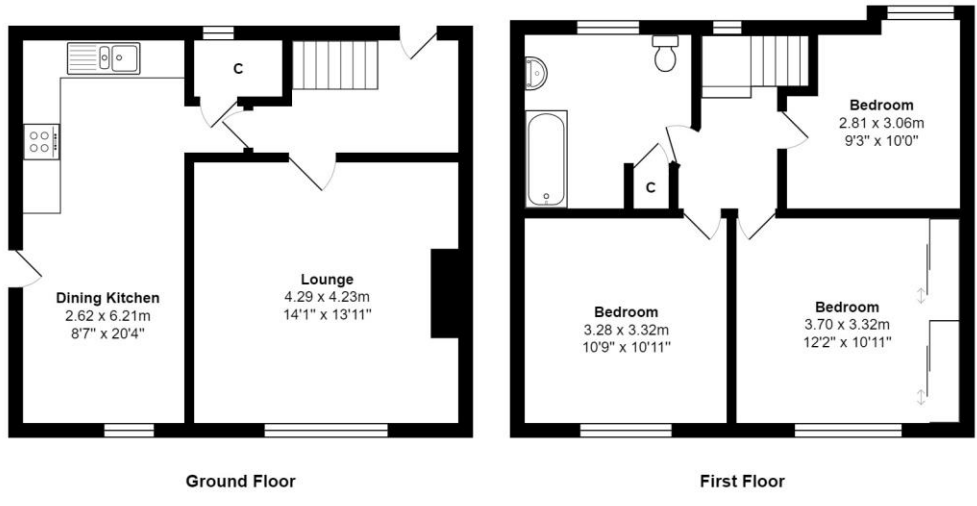
## FURTHER INFORMATION

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.





Ground Floor

First Floor

Total Area: 88.8 m<sup>2</sup> ... 955 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

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

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark