



6 Brafferton Arbor, Buttershaw, Bradford, BD6 3LD

**** OFFERED WITH NO CHAIN ** MODERN DETACHED ** IDEAL YOUNG FAMILY HOME **** Situated within this popular residential area of BD6, overlooking the green, is this spacious property which benefits from **NEW WINDOWS** to the front elevation, **GARAGE CONVERSION** (yet to be decorated) and **CONSERVATORY** which allows the property to provide four reception rooms (one could be utilised as a fourth bedroom), three bedrooms, family bathroom, master en-suite plus cloakroom to the ground floor. Externally, there is a drive to the front with lawned garden which could allow for additional parking and larger than expected rear garden with decked seating area and Astro Turf lawn.

£179,995

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ENTRANCE HALLWAY

KITCHEN 9'6" x 6'7" (2.9m x 2m)

Fitted kitchen with a range of wall and base units, worktops, plumbing for washer, oven, hob and extractor

FORMER GARAGE 17'3" x 8'3" (5.26m x 2.51m)

A great conversion that has yet to be completed. In need of decoration and flooring. Ideal for a bedroom or additional reception room

CLOAKROOM

Off from hallway with sink and W.C

LOUNGE 11'2" x 10'5" (3.4m x 3.18m)

Open stairs to the first floor

DINING ROOM 11'2" x 7'8" (3.4m x 2.34m)

Patio doors leading to conservatory

CONSERVATORY 11'9" x 9'9" (3.58m x 2.97m)

Doors leading on to the decking area

FIRST FLOOR

Landing area with store cupboard

MASTER BEDROOM 12'8" x 10'2" (3.86m x 3.1m)

Two windows

EN-SUITE

Built in shower cubicle, sink and W.C

BEDROOM TWO 11'9" x 9'5" (3.58m x 2.87m)

BEDROOM THREE 9'4" x 7'9" (2.84m x 2.36m)

BATHROOM

Three piece white suite

OUTSIDE

Driveway to the front with lawn area, ideal space to create additional parking. Large gardens to the rear with decked seating area and Astro Turf lawn

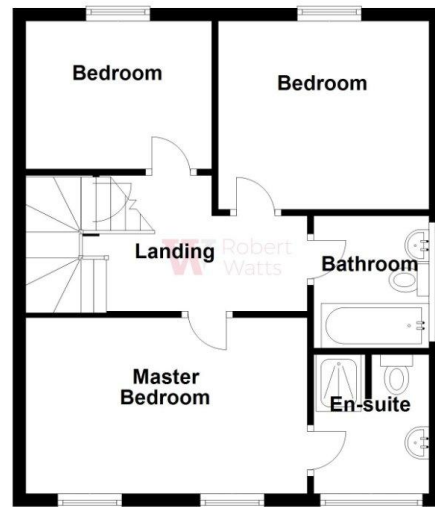
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



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

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