



## 32 Saxton Avenue, Buttershaw, Bradford, BD6 3SW

**\*\* SUPERB PLOT POSITION \*\* NO BOX ROOM HERE \*\* FANTASTIC OUTSIDE SPACE \*\*** Viewing is STRONGLY ADVISED for this lovely family home. Set back from the road and enjoying far reaching views this ex local authority SEMI DETACHED offers THREE GOOD SIZE BEDROOMS, family bathroom, lounge and dining kitchen. Externally, are large gardens to three sides and driveway. Benefitting further from GCH, DG and SOLAR PANELS the property is well placed for many amenities, shops, schools and transport links.

**£170,000**

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## **SIDE ENTRANCE HALLWAY**

### **LOUNGE 16'5" x 11'1" (5m x 3.38m)**

Tastefully decorated with feature fireplace housing gas fire

### **KITCHEN 17'8" x 9'10" (5.38m x 3m)**

Modern fitted kitchen with a selection of wall and base units. Worktops, tiled splash back, sink and drainer. Space for freestanding appliances and pantry store off. Access to the rear

### **BEDROOM ONE 11'11" x 10' (3.63m x 3.05m)**

Far reaching views

### **BEDROOM TWO 8'9" x 12'7" (2.67m x 3.84m)**

Far reaching views. Overstair store

### **BEDROOM THREE 10'11" x 9'1" (3.33m x 2.77m)**

Good size third bedroom with store cupboard

### **BATHROOM 7'5" x 5'7" (2.26m x 1.7m)**

White bathroom suite with shower over bath, vanity style sink and W.C

## **OUTSIDE**

Sat on an enviable corner plot set back from the road with block paved driveway, patio seating area and lawns to front and side. Enclosed garden to the rear with patio area, raised decking, Astro Turf lawn and integral outhouse

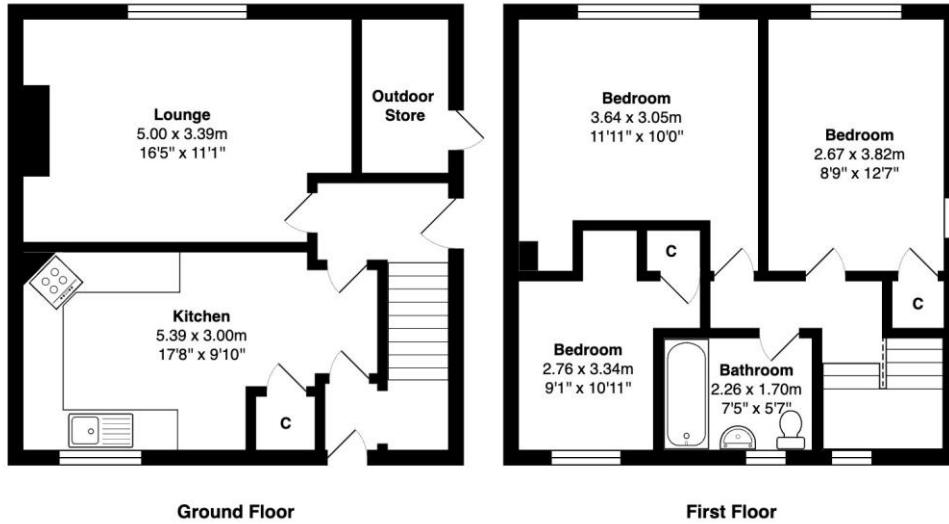
## **PLEASE NOTE**

The property benefits from solar panels, these are on a lease agreement. Please speak with your legal advisor to obtain any additional information

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: 84.8 m<sup>2</sup> ... 913 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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