



15 Buttershaw Lane, Bradford, BD6 2DD

**** SUPERB SEMI DETACHED ** FIVE/SIX BEDROOMS ** EXCELLENT RECENTLY COMPLETED SIDE AND REAR EXTENSION ** STUNNING THROUGHOUT ** NO EXPENSE HAS BEEN SPARED **** Viewing is strongly advised for this SEMI DETACHED property which has undergone a refurbishment and now briefly comprises: entrance hallway with open stairs to the first floor, lounge PLUS an excellent addition of a side and rear extension creating an amazing sitting room, formal dining area with open kitchen, UTILITY ROOM & SHOWER ROOM, GROUND FLOOR BEDROOM/OFFICE SPACE. TWO double bedrooms, single room and family bathroom to the first floor. TWO double dormer bedrooms to the second floor. Externally, there are large gardens to the front and rear with driveway. GCH & DG throughout. Situated just off Halifax Road, ideal for many amenities, schools, doctors and commute to Bradford/Halifax plus further afield via the Motorway network. A lovely family home.

Guide Price £375,000

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ENTANCE HALLWAY

Spotlights, laminate flooring and open stairs to first floor

FORMAL RECEPTION ROOM 14'8" x 10'8" (4.47m x 3.25m)

Bay window, with modern electric fire and fire surround

FAMILY ROOM 14'10" x 11'4" (4.52m x 3.45m)

Formally the dining kitchen this area has now been utilised as an open sitting room for the family to enjoy

BREAKFAST DINING AREA 21'10" (6.65) approx x 15'4" (4.67) approx as irregular shaped room

This open living area will not fail to impress with Velux windows and bi-folding doors allowing plenty of natural light! Quality fitted kitchen with a range of wall and base units, central island, integrated appliances to include double oven, microwave, 5 ring gas hob and extractor

SHOWER ROOM Larger than average for a cloakroom with walk in shower, vanity sink and W.C

UTILITY ROOM 7'8" x 4'11" (2.34m x 1.5m)

Matching wall and base units leading from the kitchen, worktops, plumbing for washer and space for dryer

BEDROOM/OFFICE 13'8" x 6' (4.17m x 1.83m)

Ideal for guests or elderly relatives as wash facilities are available on the ground floor. Great office space

FIRST FLOOR Stairs leading to second floor

BEDROOM ONE 12'5" (3.78) x 8'5" (2.57) plus recess

BEDROOM TWO 11'10" x 9'11" (3.6m x 3.02m)

BEDROOM THREE 6'11" x 6'4" (2.1m x 1.93m)

FAMILY BATHROOM

Contemporary white suite with double shower head over panelled bath and screen. Sink and W.C. Fully tiled

DOMER BEDROOM FIVE 15'6" x 9'8" Max (4.72m x 2.95m Max)

DORMER BEDROOM FOUR 12'9" x 10' (3.89m x 3.05m)

OUTSIDE

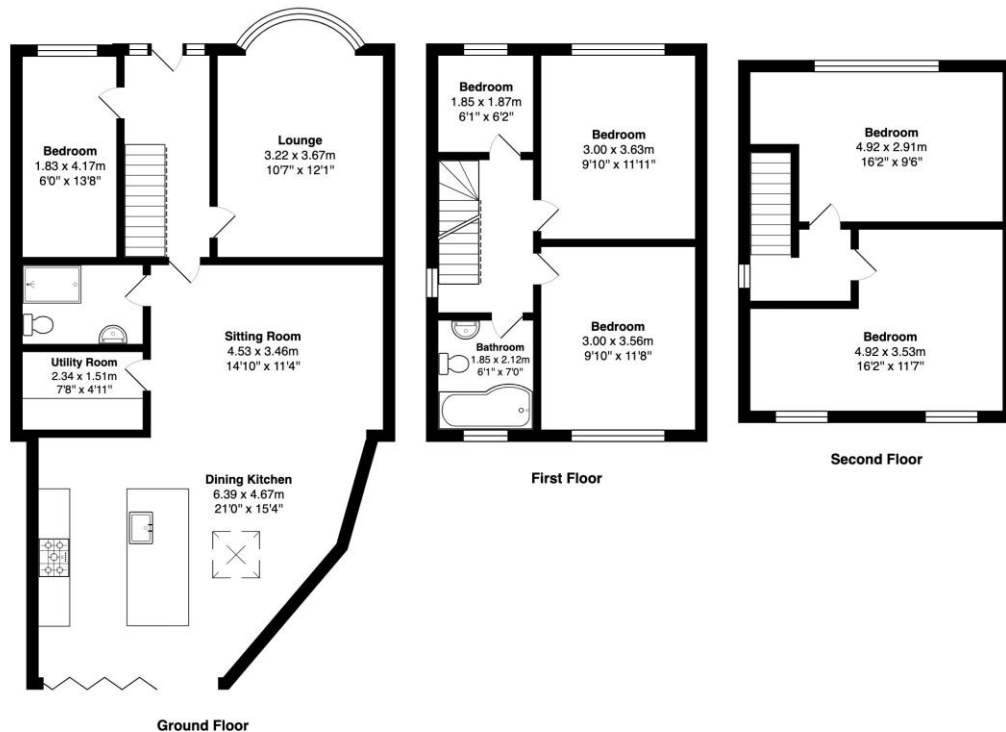
Driveway allowing parking for several cars. Large lawned gardens to the front and rear. Planning permission for a single storey wrap around extension

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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: 147.0 m² ... 1583 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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