



6 Gracey Lane, Buttershaw, Bradford, BD6 3SJ

**** BRILLIANT FIRST TIME PURCHASE/YOUNG FAMILY HOME ** WELL PLACED FOR MANY AMENITIES, SCHOOLS, AND PUBLIC TRANSPORT LINKS **** Viewing is strongly advised for this **SPACIOUS INNER TERRACED HOUSE** which offers good size accommodation throughout. Briefly comprising: entrance hall, lounge, dining kitchen with large rear hall, great for storage or could be utilised as a utility area. **TWO DOUBLE BEDROOMS** and family bathroom. There is potential to create additional rooms within the loft area (subject to permissions) benefitting further from GCH, DG and gardens to front and rear.

£130,000

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ENTRANCE HALL

Stairs to first floor

LOUNGE 13'9" x 12'7" (4.2m x 3.84m)

Good size reception room with feature fireplace

DINING KITCHEN 11'4" x 8'8" (3.45m x 2.64m)

Selection of base units with tall wall unit, two tone which are complimented with solid oak worktops, sink and drainer. Plumbing for washer and freestanding cooker

STORE ROOM 12'2" x 5'8" (3.7m x 1.73m)

With door leading to the rear. Plumbing for washer, power and light

FIRST FLOOR

Landing area with cupboard

BEDROOM ONE 16'1" x 10'3" (4.9m x 3.12m)

Walk in overstair cupboard

BEDROOM TWO 10'9" x 11'8" max (3.28m x 3.56m max)

BATHROOM

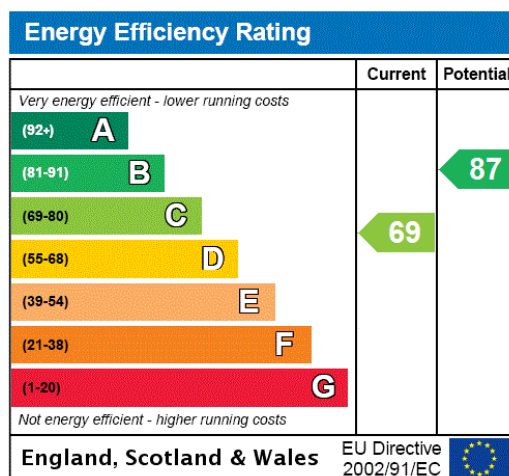
Three piece white suite with shower over bath, sink and W.C

OUTSIDE

Low maintenance garden to the front. Enclosed garden to the rear with patio, lawn and garden sheds

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.





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