



## 44 Western Way, Buttershaw, Bradford, BD6 2BW

STUNNING EXAMPLE OF ITS TYPE! VERSATILE LIVING ACCOMMODATION! Only upon internal inspection can this delightful MODERN INNER TOWN HOUSE be fully appreciated! Exceptional with the presentation and benefitting from a garage conversion which allows the ground floor to be used as a separate area for teenagers/multi-generational families. The property briefly comprises: Entrance hallway, cloakroom and utility room, bedroom and additional sitting room with patio doors leading to the gardens. The first floor is a generously sized lounge with bespoke media wall and modern dining kitchen. A further THREE bedrooms to the first floor with master en-suite and family bathroom. Externally, are pleasant gardens to the rear with Indian stone patio area and parking to the front. Situated just off Halifax Road, ideal for commute to Braford & Halifax plus many amenities within a short distance. Viewing is strongly advised!!

Offers Over £250,000

**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

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## **ENTRANCE HALLWAY**

Stairs leading to the first floor

## **BEDROOM FOUR 16'4" x 8'1" (4.98m x 2.46m)**

Good size double bedroom

## **SITTING ROOM/STUDY 11'8" x 8'4" (3.56m x 2.54m)**

Patio doors leading to rear

## **UTILITY ROOM 6'6" x 7'5" (1.98m x 2.26m)**

Fitted units with plumbing for washer and space for dryer. Sink and W.C

## **CLAOKROOM**

Modern cloakroom with vanity style sink and W.C

## **FIRST FLOOR**

### **LOUNGE 14'5" x 11'1" (4.4m x 3.38m)**

Good size reception room with Juliette balcony, double doors to the dining kitchen and bespoke media wall with down lighting and electric fire

### **DINING KITCHEN 16'8" x 8' (5.08m x 2.44m)**

Stunning kitchen with two tone wall and base units. Worktops, splash back, sink and drainer. Integrated dishwasher, fridge freezer, oven hob and extractor

## **SECOND FLOOR**

### **MASTER BEDROOM 14'3" x 11'4" (4.34m x 3.45m)**

With en-suite

### **EN-SUITE**

Shower room with vanity style sink and W.C

### **BEDROOM TWO 10'1" x 8'2" (3.07m x 2.5m)**

### **BEDROOM THREE 6'8" x 6'5" (2.03m x 1.96m)**

## **BATHROOM**

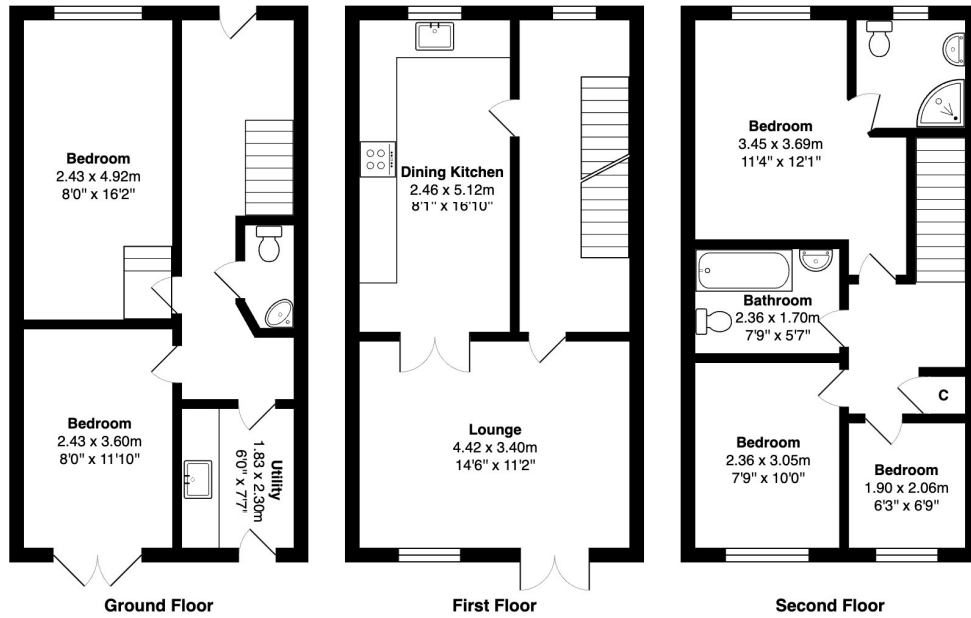
Three piece suite with vanity style sink and W.C. Shower over bath and fully tiled walls

## **OUTSIDE**

Parking to the front. Enclosed gardens to the rear with Indian stone patio, decked seating area leading to astroturf 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.





Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>

All measurements are approximate and for display purposes only

01274 601119 
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 @robertwatts\_

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