



## 19 Bransdale Clough, Buttershaw, Bradford, BD6 3JZ

**\*\* VIEWING STRONGLY ADVISED \*\* STUNNING THROUGHOUT \*\* EXTENSIVE IMPROVEMENTS THROUGHOUT RECENT YEARS \*\* HIGH ON ENERGY EFFICENCEY WITH SOLAR PANELS AND BATTERY STORAGE \*\* FOUR BEDROOMS \*\* CORNER PLOT POSITION \*\*** Situated within a cul de sac location on an enviable plot position is this lovely SEMI DETACHED property that has had many improvements over the years. Briefly comprising: entrance hallway, lounge opening through to the dining area and well equipped kitchen. FOUR BEDROOMS and family bathroom complete the first floor with large attic space, accessed via pull down ladder that has been decorated throughout with power and light. Externally are pleasant gardens to the front with off road parking and large enclosed gardens to the rear with Porcelain stone patio, external electrics and plumbing. MUST BE VIEWED TO FULLY APPRECIATE

**£230,000**

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## ENTRANCE HALLWAY

Laminate flooring and stairs leading to the first floor

## LOUNGE 11'6" x 14'3" (3.5m x 4.34m)

Good size lounge with laminate flooring

## DINING ROOM 10' x 8'9" (3.05m x 2.67m)

Opening through from the lounge with patio doors leading to the rear garden

## KITCHEN 12'6" x 11'7" (3.8m x 3.53m)

Fitted kitchen with a selection of wall and base units, worktops with splashback, sink and drainer. Oven, hob and extractor, plumbing for washer and space for the dryer. Pantry area off and decorative panel walls

## FIRST FLOOR

Landing area with loft access via a pull down ladder

## BEDROOM ONE 11'6" x 11'3" (3.5m x 3.43m)

Good size master bedroom with a contemporary finish

## BEDROOM TWO 11'5" x 8'9" max (3.48m x 2.67m max)

Decorative feature wall and cupboard over stair

## BEDROOM THREE 10' x 6'5" (3.05m x 1.96m)

Currently utilised as a dressing area

## BEDROOM FOUR 11'5" x 8'9" (3.48m x 2.67m)

## BATHROOM

Modern three piece bathroom suite with shower over bath and screen

## ATTIC

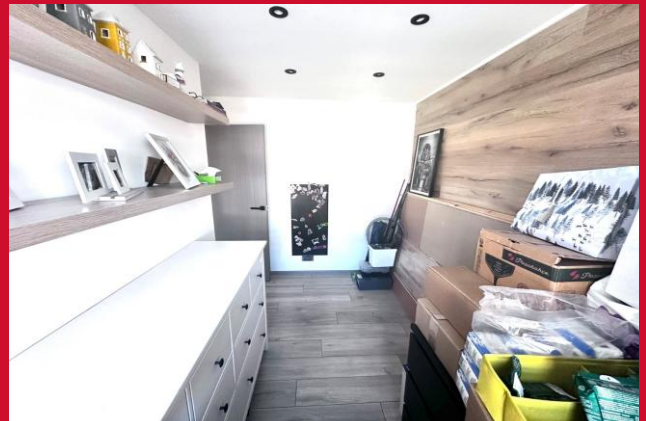
Large space with power and light, fully insulated and under eave storage

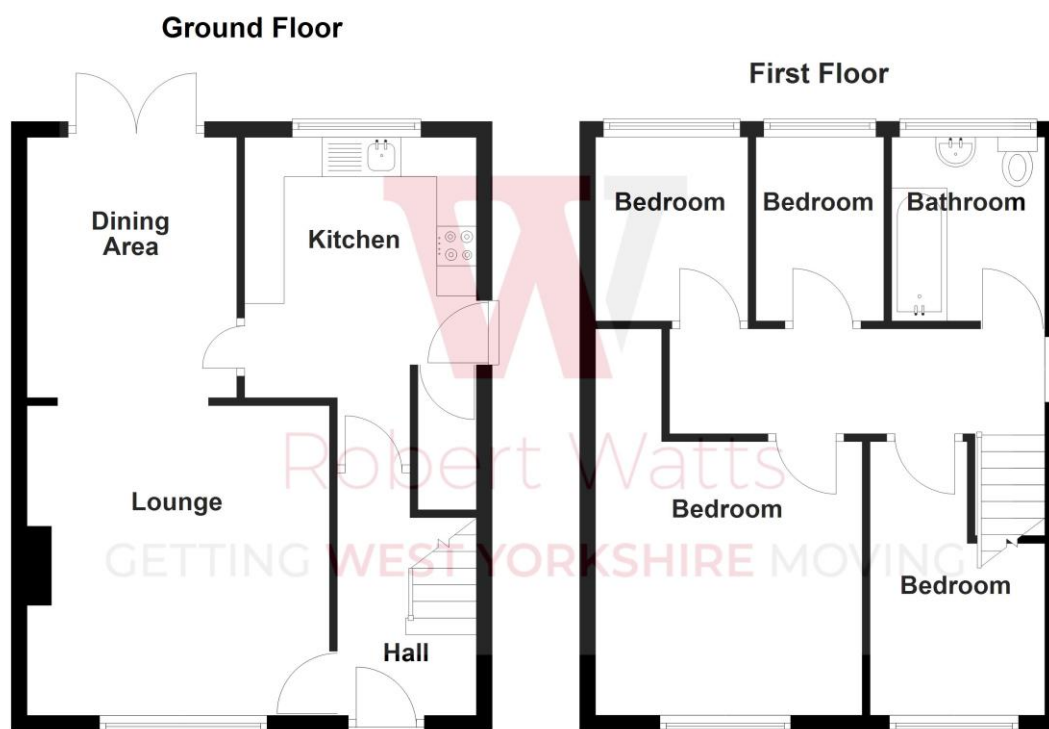
## OUTSIDE


Large corner plot position, which enjoys the sun throughout the day. Mainly laid to lawn with borders. Large paved seating area, water and plumbing. Vast potential within the grounds. Garden and driveway to the front

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>91</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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