



108 Buttershaw Drive, Buttershaw, Bradford, BD6 3SB

WELL PRESENTED THROUGHOUT - In a tucked away position is this DELIGHTFUL SOUTH FACING EX-LOCAL AUTHORITY SEMI-DETACHED house. Currently providing THREE GOOD SIZE BEDROOM accommodation and further enhanced by pleasant private rear garden, far reaching views across Bradford, DG throughout and GCH apart from Bedroom two. We feel this property is an ideal Family/First Time Buy and encourage an early arrangement of a viewing. Situated in the ever popular locality of BD6 and being well placed for local Primary and Secondary Schools, shops and the commute to Bradford City Centre, Halifax and The Motorway Network M606/M62.

£155,000

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ENTRANCE HALLWAY

Laminate flooring

LOUNGE 22'3" x 12'5" (6.78m x 3.78m)

22ft lounge with feature fire surround, laminate floor and patio doors to the rear

DINING KITCHEN 14'3" x 11'1" (4.34m x 3.38m)

Modern wall and base units. Worktops, sink and drainer. Part tiled walls and store cupboard

REAR HALL

With base units, worktops and plumbing for washer

FIRST FLOOR LANDING With storage cupboard

BEDROOM ONE 11'8" x 9'11" (3.56m x 3.02m)

BEDROOM TWO 10'7" x 11'7" (3.23m x 3.53m)

No radiator

BEDROOM THREE 9'4" x 8'8" (2.84m x 2.64m)

BATHROOM

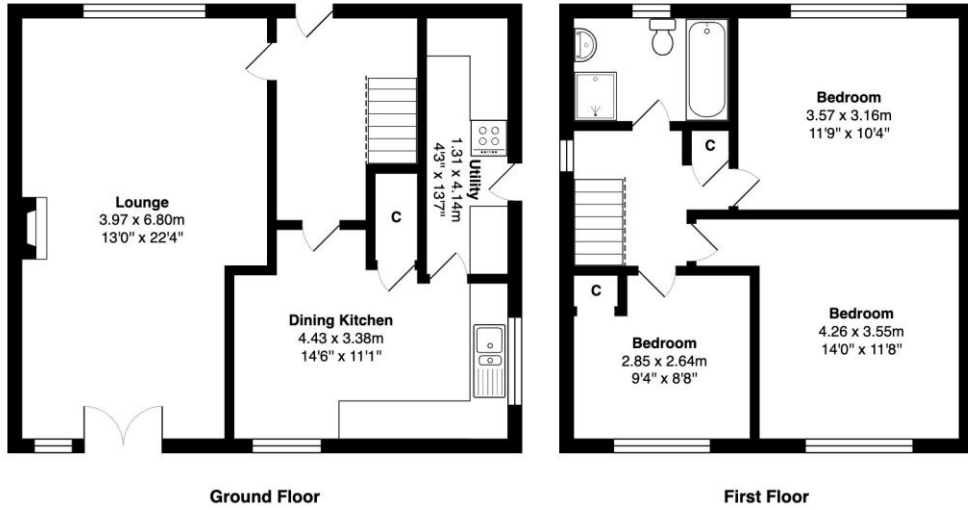
White suite with bath and shower cubicle, sink and W.C. Tiled walls and floor

OUTSIDE

Enclosed south facing, delightful rear garden with spacious patio beyond which is lawn flanked by a wide variety of mature trees, shrubs and flowers with seating area. Views over Bradford, garden to the front with disabled lift installed to the front elevation

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: 96.0 m² ... 1033 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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