



Windy Nook, 198 Cemetery Road, Buttershaw, Bradford, BD6 2JZ

**** VAST AMOUNT OF POTENTIAL ** OFFERED WITH NO CHAIN ** OVERLOOKING PLAYING FIELDS ** DETACHED BUNGALOW SAT WITHIN IT'S OWN GROUNDS **** Viewing is strongly advised of this delightful property which briefly comprises: Large dining, breakfast kitchen, good size lounge which both step out onto a raised decked seating area with a great outlook, inner hallway with access to a large loft area, **THREE DOUBLE BEDROOMS**, one with en-suite facilities and **FOUR PIECE** family bathroom. Externally, the grounds wrap round the bungalow allowing off road parking and detached garage, lawns and raised pebbled areas. A great place for entertaining. Situated just off Halifax Road, BD6 it is ideal for all the amenities on offer, schools, walks through Harold Park, commute to Bradford and Halifax plus the motorway network a short distance away. We feel this will appeal to many buyers!

£290,000

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PORCH

SIDE ENTRANCE

Direct into the utility

ENTRANCE HALLWAY

Loft access

LOFT

Large area, ripe for conversion subject to permissions

LOUNGE 17' x 11'4" (5.18m x 3.45m)

Lovely space with a great outlook over the playing fields. Patio door to large decking area

UTILITY ROOM 8'8" x 6'8" (2.64m x 2.03m)

Worktops, plumbing for washer and space for dryer

DINING KITCHEN 11'7" x 4'9" (3.53m x 1.45m)

Great dining kitchen with an array of wall and base units. Worktops incorporating breakfast bar with tiled splash back. Freestanding cooker, extractor hood and integrated appliances. Patio door leading to decked seating area

MASTER BEDROOM 17' x 10'1" (5.18m x 3.07m)

Large master bedroom with open arch to ensuite. Fitted furniture with overhead storage

ENSUITE

Enclosed W.C and shower cubicle

BEDROOM TWO 11'9" x 9'4" (3.58m x 2.84m)

Fitted wardrobes

BEDROOM THREE 9' x 12'11" (2.74m x 3.94m)

Built in sliding door wardrobes

BATHROOM 7'4" x 9'4" (2.24m x 2.84m)

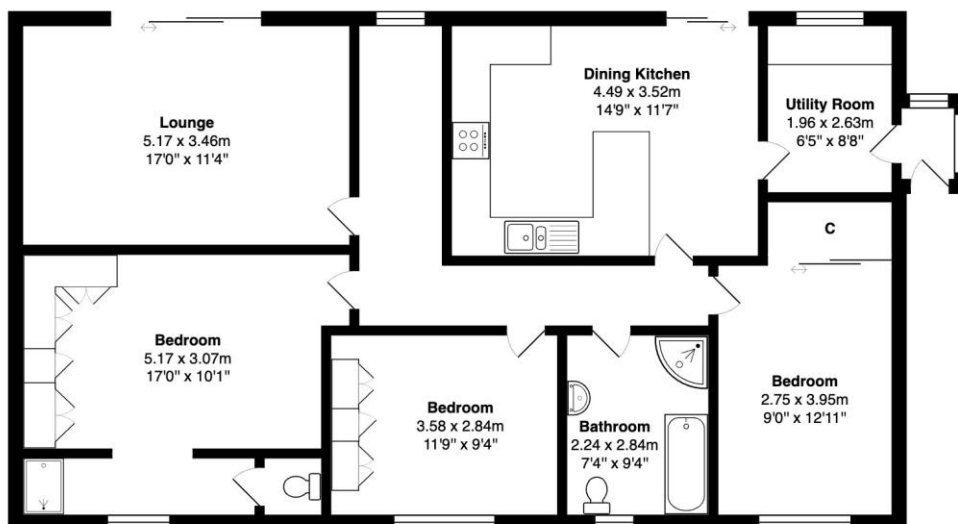
Lovely, four piece bathroom with bath, shower cubicle, sink and W.C. Fully tiled

OUTSIDE

Sat within its own grounds with gated access to the driveway and detached garage with power and light. Gardens to the side and front have an amazing outlook. Large, decked area leading to lawns and pebbled area. A great space for entertaining

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.





Ground Floor

Total Area: 107.8 m² ... 1160 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		