



1 Gatenby Close, Buttershaw, Bradford, BD6 3UE

**** SUPERB FIRST TIME PURCHASE/YOUNG FAMILY HOME ** OFFERED WITH NO CHAIN **** Sat on an enviable plot within a cul de sac position is this well presented END TOWN HOUSE. Briefly comprising: lounge, inner hall with cloakroom, dining kitchen and LARGE CONSERVATORY. THREE BEDROOMS and family bathroom. Benefiting further from GCH and DG the property has off road parking and large gardens to three sides allowing potential extension opportunity (subject to permissions).

BOOK YOUR VIEWING TODAY!

£169,995

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ENTRANCE HALL

LOUNGE 14'9" x 10'5" (4.5m x 3.18m)

INNER HALL

Store and guest cloakroom

DINING KITCHEN 13'7" x 10'3" (4.14m x 3.12m)

Selection of wall and base units with splashback. Sink and drainer, oven, hob and extractor. Plumbing for washer and patio doors leading into the conservatory

CONSERVATORY 10' x 12' approx (3.05m x 3.66m approx)

Good size, additional space

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 10'4" x 7'8" (3.15m x 2.34m)

BEDROOM TWO 13'10" x 8'2" (4.22m x 2.5m)

BEDROOM THREE 7'2" x 7'1" (2.18m x 2.16m)

BATHROOM

Three piece suite with shower over bath and screen. Sink and W.C

OUTSIDE

Open aspect lawn to the front with off road parking. Blocked paved to the side of the property leading to the large rear garden

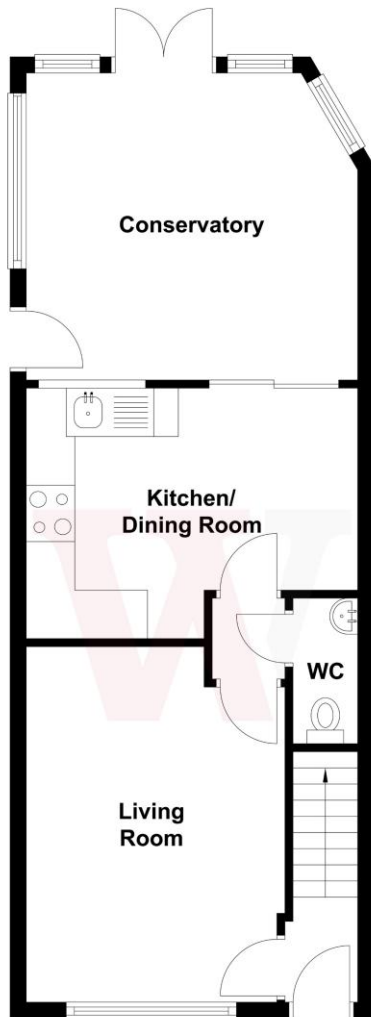
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Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

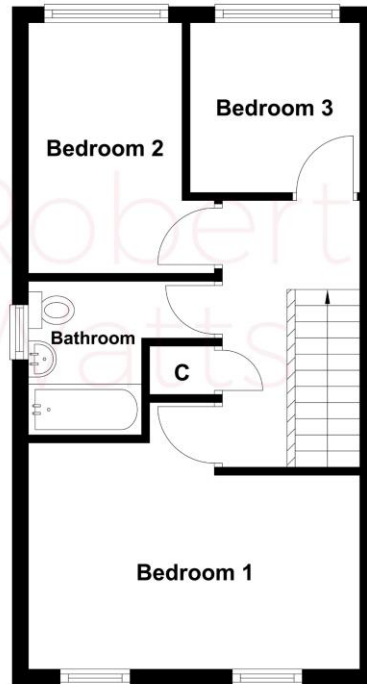
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		