



522 Halifax Road, Buttershaw, Bradford, BD6 2LP

** LARGE FAMILY SIZE END STONE BUILT TERRACED ** PARKING AND GARAGE TO THE REAR ** TWIN DORMERS RECENTLY ADDED ** FIVE BEDROOMS ** Viewing is strongly advised for this delightful large property which has been tastefully decorated throughout and recently installed kitchen. Briefly comprising: vestibule leading through to large hallway, lounge and sitting room, kitchen and cellar head which allows access to a large basement, ideal for conversion (subject to permissions) To the first floor are two large bedrooms and great size family bathroom with open stairs leading to the newly created 2nd. Three additional bedrooms within the twin dormers with shower room and separate w/c. Externally are gardens to the front with garage to the rear and parking bay plus rear yard. Well placed for many amenities, commute to Bradford and Halifax and further afield, the motorway network. **BOOK YOUR VIEWING TODAY**

Asking Price £269,950

522 Halifax Road, Buttershaw, Bradford, BD6 2LP

ENTRANCE VESTIBULE With traditional features and stained glass internal door

ENTRANCE HALLWAY Stairs leading to the first floor

LOUNGE 15' x 14' (4.57m x 4.27m)

Lovely traditional coving and feature fireplace

SITTING ROOM 15' x 14' (4.57m x 4.27m)

Another great size reception room with feature fireplace and basement access

BASEMENT Cellar head with plumbing, ideal for utility area, large basement room ideal for conversion with power and light. Additional store room off

KITCHEN 8'11" x 7' (2.72m x 2.13m)

Recently fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven hob and extractor, plumbing for dishwasher

FIRST FLOOR Large landing area with open stairs leading to the second floor

BEDROOM ONE 15' (4.57) x 10'10" (3.3) plus alcoves

Built in wardrobes to alcoves

BEDROOM TWO 11'1" x 15' (3.38m x 4.57m)

FAMILY BATHROOM 11' x 5'10" (3.35m x 1.78m)

Three piece suite with shower over bath, sink and W.C. Large store cupboard

SECOND FLOOR

BEDROOM THREE 16' (4.88) max overall x 9'10" (3)

BEDROOM FOUR 8'11" (2.72) max x 12' (3.66) max

BEDROOM FIVE 9'11" (3.02) max x 8' (2.44) plus recess

With sink and W.C

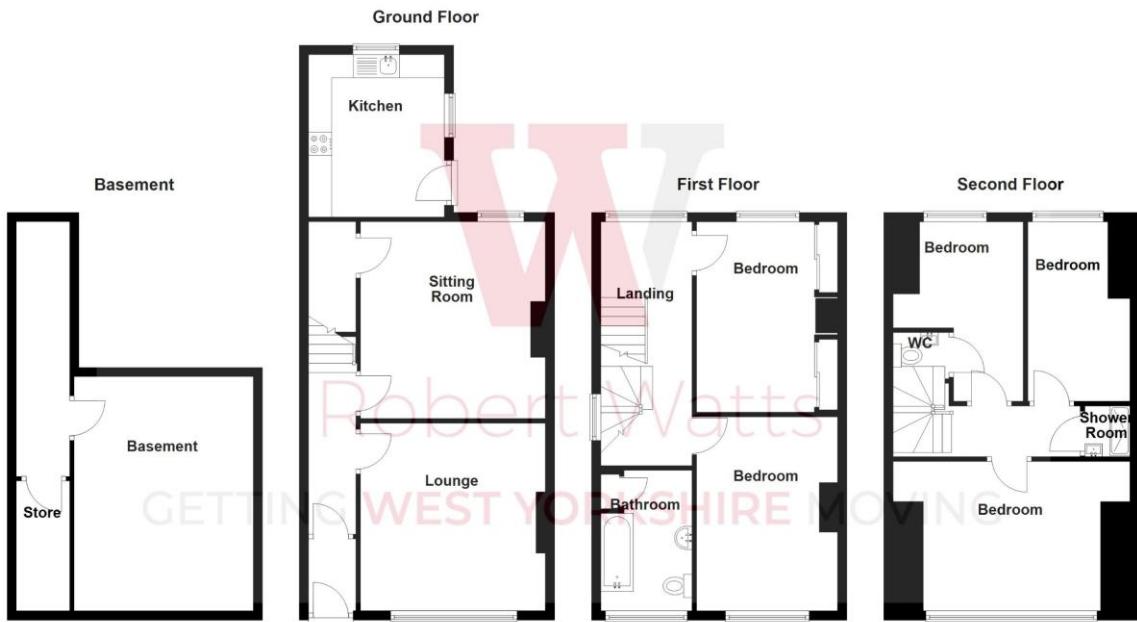
SHOWER ROOM Oversized walk in shower and vanity style sink

OUTSIDE Garden area to the front and yard area to the rear with parking bay and GARAGE

BUYER DISCLAIMER 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

T 01274 601119 E wibsey@robertwatts.co.uk W robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RW Estate Agents t @robertwatts_

arla | propertymark naea | propertymark