



33 Buttershaw Drive, Buttershaw, Bradford, BD6 3RY

NO CHAIN – Built around 20 years ago this THREE BEDROOM semi detached will appeal to a variety of buyers including FIRST TIME and BUY TO LET (previously let @ £675 PCM) The pleasant gardens and OFF ROAD PARKING further add to the appeal here. The property is well placed for many amenities, primary and secondary schools plus good commuter links to the neighbouring towns and cities. Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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ENTRANCE HALL

Guest W.C off

KITCHEN 9'7" x 7' (2.92m x 2.13m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor. Plumbed for washing machine

LIVING ROOM 15'4" (4.67) max overall x 13'6" (4.11) max

LANDING

Closet housing HWC and access to loft space

BEDROOM ONE 13'6" (4.11) x 9'1" (2.77) max both excluding stair head

BEDROOM TWO 10'4" x 6'3" (3.15m x 1.9m)

BEDROOM THREE 7'2" x 7' (2.18m x 2.13m)

BATHROOM

Three piece white suite

OUTSIDE

Off road parking, lawn gardens to front and rear

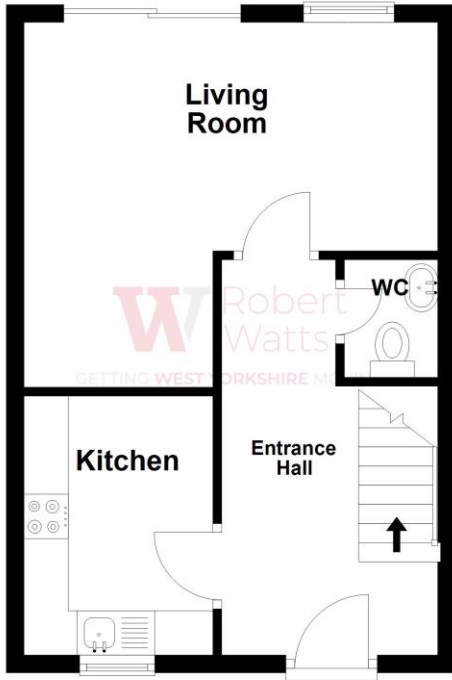
BUYER INFORMATION

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.

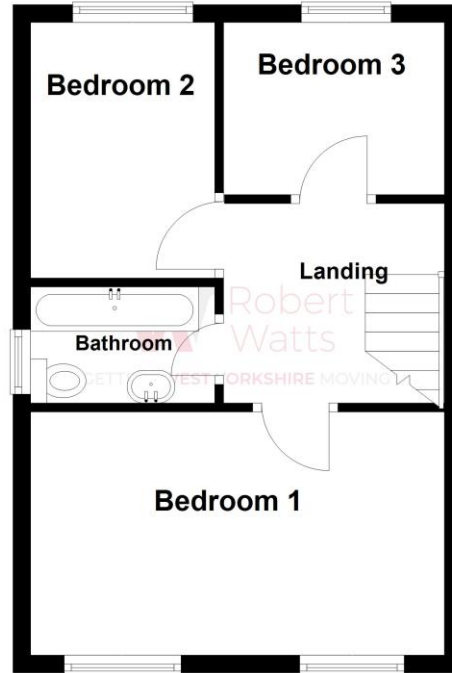
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



33 Buttershaw Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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