



20 Gracey Lane, Buttershaw, Bradford, BD6 3SL

**** OFFERED WITH NO CHAIN **** A great size SEMI DETACHED property which is an ideal First time purchase/young family home. Sat on an enviable plot allowing plenty of outside space, drive and garage which lends itself for extension opportunities (subject to permissions) The property briefly comprises: entrance hallway, lounge, dining room and kitchen. THREE GOOD SIZE BEDROOMS all with fitted wardrobes/storage and four piece bathroom. Located just off Beacon Road, BD6, which is well placed for many local amenities, schools, public transport links and commute.

Asking Price £170,000

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ENTRANCE HALLWAY With open stairs leading to the first floor

LOUNGE 13'11" x 13'11" (4.24m x 4.24m)

Good size reception room with windows to the rear elevation overlooking the well stocked gardens

DINING ROOM 10'1" x 8'8" (3.07m x 2.64m)

Open arch leading from kitchen

KITCHEN 9'10" x 8'8" (3m x 2.64m)

Selection of wall and base units, sink and drainer. Space for under counter appliances and cooker point

CLOAKROOM Off from the kitchen with sink and w/c

FIRST FLOOR LANDING With loft access

BEDROOM ONE 10'11" x 12'2" (3.33m x 3.7m)

Built in wardrobes

BEDROOM TWO 10'11" x 10'8" (3.33m x 3.25m)

Fitted bedroom furniture

BEDROOM THREE 10'1" max x 9'3" (3.07m max x 2.82m)

Built in over stair store

BATHROOM Good size family bathroom with sink, W.C, panelled bath and shower cubicle. Two large store cupboards

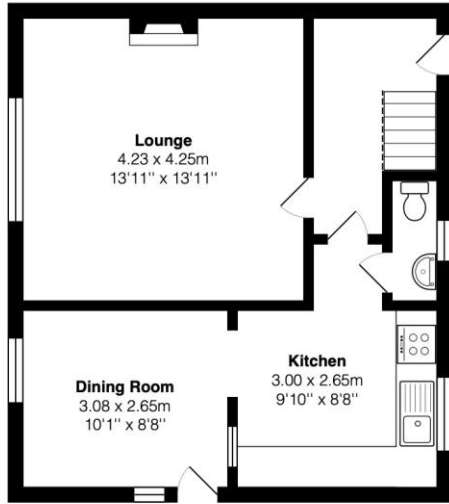
OUTSIDE Pleasant gardens to the front, well stocked with mature shrubs. Driveway leading to garage. Superb gardens to the rear, larger than many as additional land was purchased to extend the gardens. Full of shrubs with seating areas. A stunning Oasis

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.

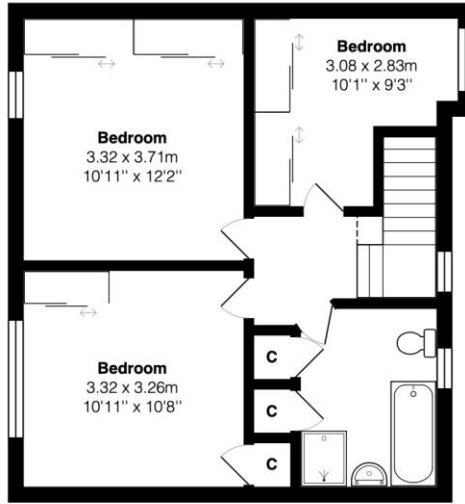
PROBATE DISCLAIMER The property is being sold via probate therefore some information may be limited.

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

Total Area: 88.6 m² ... 954 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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