



34 Buttershaw Drive, Buttershaw, Bradford, BD6 3RY

**** POPULAR STYLE OF SEMI DETACHED ** SOLD AS SEEN ****

Viewing is strongly advised for this spacious property which is in need of some cosmetic works. Briefly comprising: entrance hall, through lounge dining area and good size kitchen with large walk in store. **THREE BEDROOMS** and family bathroom. Externally, are gardens to the front with off road parking and good size gardens to the rear.

£150,000

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ENTRANCE HALLWAY Stairs leading to first floor.

THROUGH LOUNGE/DINING AREA 22'4" x 12'8" max (6.8m x 3.86m max)

Windows to front and rear elevation. Feature fireplace

KITCHEN 14'6" x 8'4" (4.42m x 2.54m)

Fitted kitchen with wall and base units, sink and drainer. Cooker point, plumbing for washer and space for under counter appliances

STORE ROOM Large walk in store, off from the kitchen with window

FIRST FLOOR Landing area with loft access

BEDROOM ONE 11'10" x 11' (3.6m x 3.35m)

BEDROOM TWO 12' x 10'7" (3.66m x 3.23m)

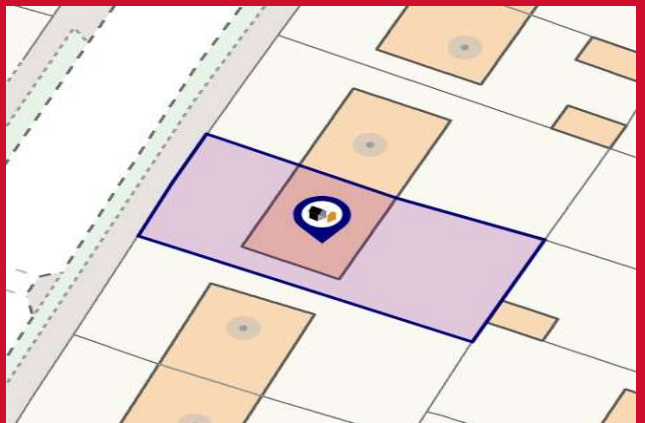
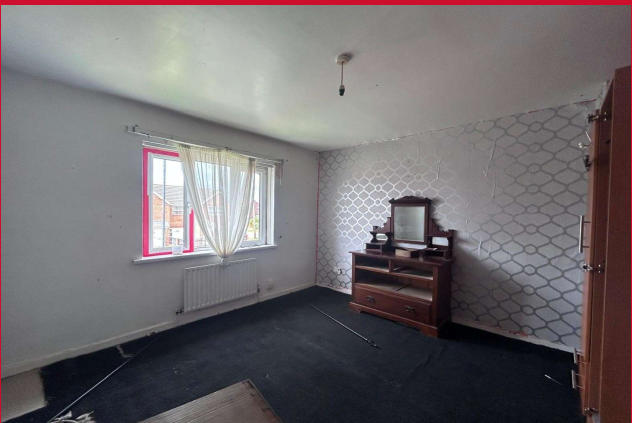
BEDROOM THREE 9'2" (2.8) x 8'6" (2.6) max overall

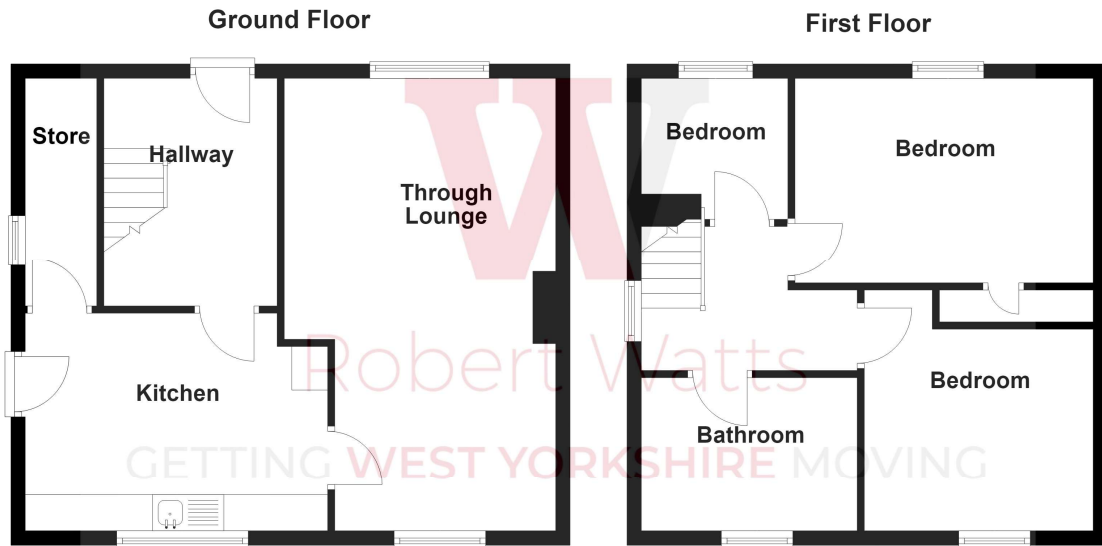
BATHROOM Three piece suite

OUTSIDE Lawned gardens to the front and off street parking. Large gardens to the rear and side

BUYERS 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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