



13 Queen Street, Buttershaw, Bradford, BD6 2HB

**** GREAT FIRST TIME PURCHASE/BUY TO LET ** CLOSE TO MANY AMENITIES AND COMMUTOR LINKS**
**

Stone build through terraced property. Lounge, Kitchen ONE DOUBLE BEDROOM and good size bathroom. Garden yards to front and rear. Situated just off Halifax Road with good transport links to Halifax/Bradford and Tesco's close by. PRICED TO SELL

£75,000

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ENTRANCE

LOUNGE 14' x 12' max (4.27m x 3.66m max)

Brick built feature fireplace

KITCHEN 9' x 4' (2.74m x 1.22m)

Fitted kitchen with a selection of wall and base units, oven hob and extractor, plumbing for washer.

BASEMENT

Useful store area.

BEDROOM 14' x 11' (4.27m x 3.35m)

BATHROOM

Three piece suite with shower overt bath, sink and w/c.

OUTSIDE

Garden yard to front and rear

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.



Ground Floor



First Floor



13 Queen Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		