



4 Heaton Hill, Buttershaw, Bradford, BD6 2EZ

**** SALES READY - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION ** OFFERED WITH NO CHAIN ****

Delightful Olde Worlde cottage situated just off Farfield Avenue BD6. Ideal for many amenities Wibsey/Shelf have to offer and good transport links. The property has many original features throughout plus modern kitchen. The lounge area with traditional beams and exposed stone fireplace which continues into the main bedroom. The second bedroom is a good single and the house bathroom with three piece suite. Outside has a pleasant garden area and room for a car. We feel this is an ideal home for those looking to downsize or first time purchaser getting on the housing ladder.

£100,000

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SALES READY The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

LOUNGE 16' x 11'11" (4.88m x 3.63m)

Lovely lounge with exposed beam ceiling and stone fireplace housing gas fire

KITCHEN 13' x 3'11" (3.96m x 1.2m)

Modern fitted kitchen with wall and base units. Worktops, oven hob and extractor, plumbing for washer

FIRST FLOOR

Landing area

BEDROOM ONE 11'10" x 10'10" (3.6m x 3.3m)

Stone fireplace

BEDROOM TWO 10'10" x 5' (3.3m x 1.52m)

BATHROOM

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

OUTSIDE

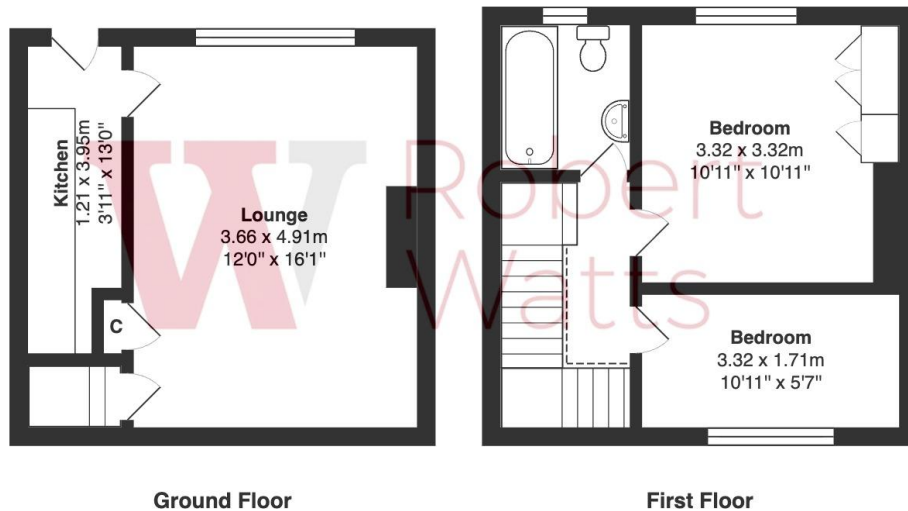
Garden/off road parking. Raised bedding area

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.





Total Area: 51.4 m² ... 553 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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