



11 Gatenby Close, Buttershaw, Bradford, BD6 3UE

**** OFFERED WITH NO CHAIN ** CUL DE SAC LOCATION ** IDEAL FIRST TIME PURCHASE/BUY TO LET INVESTMENT ****

Modern INNER TOWN HOUSE situated within this popular residential area of BD6. We feel this is a great property for first time buyers/young families. Briefly comprising: entrance hall, lounge with patio doors leading in to enclosed rear gardens and cloakroom to the ground floor. TWO BEDROOMS and house shower room to the first floor. Benefitting further from GCH DG and off road parking.

£130,000

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ENTRANCE HALLWAY

Laminate flooring and cloakroom off

WC

LIVING ROOM 13' x 12' max (3.96m x 3.66m max)

'L' shaped room with laminate flooring and sliding patio doors

KITCHEN 9' x 6' (2.74m x 1.83m)

Selection of wall and base units, worktops with splashback tiles, sink and drainer. Oven, hob and extractor, plumbing for washer

FIRST FLOOR

BEDROOM 11' x 8' (3.35m x 2.44m)

BEDROOM 12' x 6' max (3.66m x 1.83m max)

Fitted wardrobes

SHOWER ROOM 6' x 5' (1.83m x 1.52m)

Vanity style sink, w.c and corner shower cubicle

OUTSIDE

Off road parking to the front. Enclosed gardens to the rear with seating area and lawns

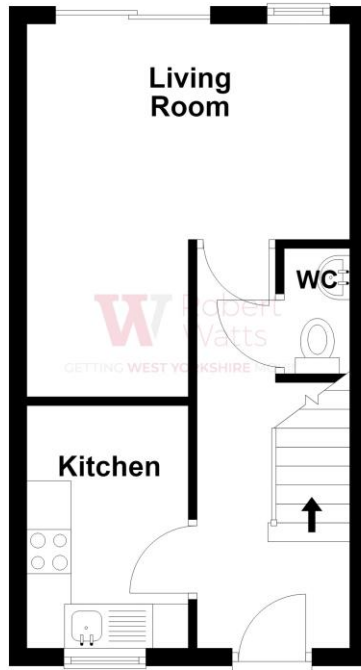
BUYER DISCLAIMER

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

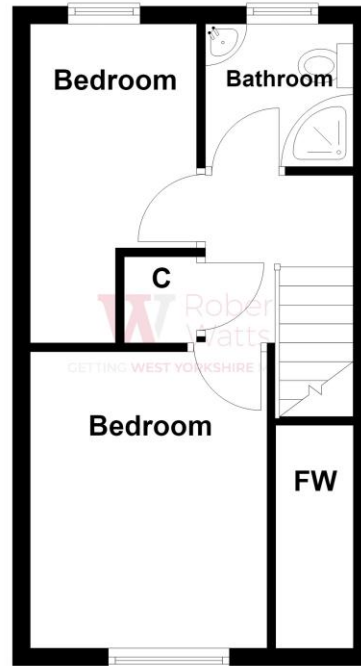
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



11 Gatenby Close

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		