



25 Cherwell Drive, Buttershaw, Bradford, West Yorkshire, BD6 2BX

**** SPACIOUS THROUGHOUT ** STUNNING MODERN TOWN HOUSE **** Step inside this lovely FAMILY HOME which has an abundance of space both inside and out. Currently providing FOUR LARGE BEDROOMS, FAMILY BATHROOM AND EN-SUITE. Benefitting further from good size lounge leading through to dining kitchen, family bathroom and LARGER THAN EXPECTED gardens to rear, ideal for family entertainment, and parking to the front. Situated just off Halifax Road within this select new build development. Well placed for many amenities, schools and commute to neighbouring cities via the motorway links. BOOK YOUR VIEWING TODAY

£220,000

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ENTRANCE PORCH

CLOAKROOM

Sink and w/c

LIVING ROOM 16' x 15' max (4.88m x 4.57m max)

Large space with stairs leading to the first floor. Wall mounted electric fire

KITCHEN/DINING AREA 16' x 9' (4.88m x 2.74m)

Selection of wall and base units with integrated appliances to include fridge freezer, oven, hob and extractor, washer. Patio doors leading out to the rear

FIRST FLOOR

BEDROOM 13' x 8' (3.96m x 2.44m)

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

BATHROOM 9' x 6'11" (2.74m x 2.1m)

Family Bathroom with three piece suite mixer shower tap with screen over panelled bath, sink and w/c

SECOND FLOOR

BEDROOM 12' x 12' (3.66m x 3.66m)

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

EN SUITE 8' x 6' (2.44m x 1.83m)

Corner shower cubicle, sink and w/c

OUTSIDE

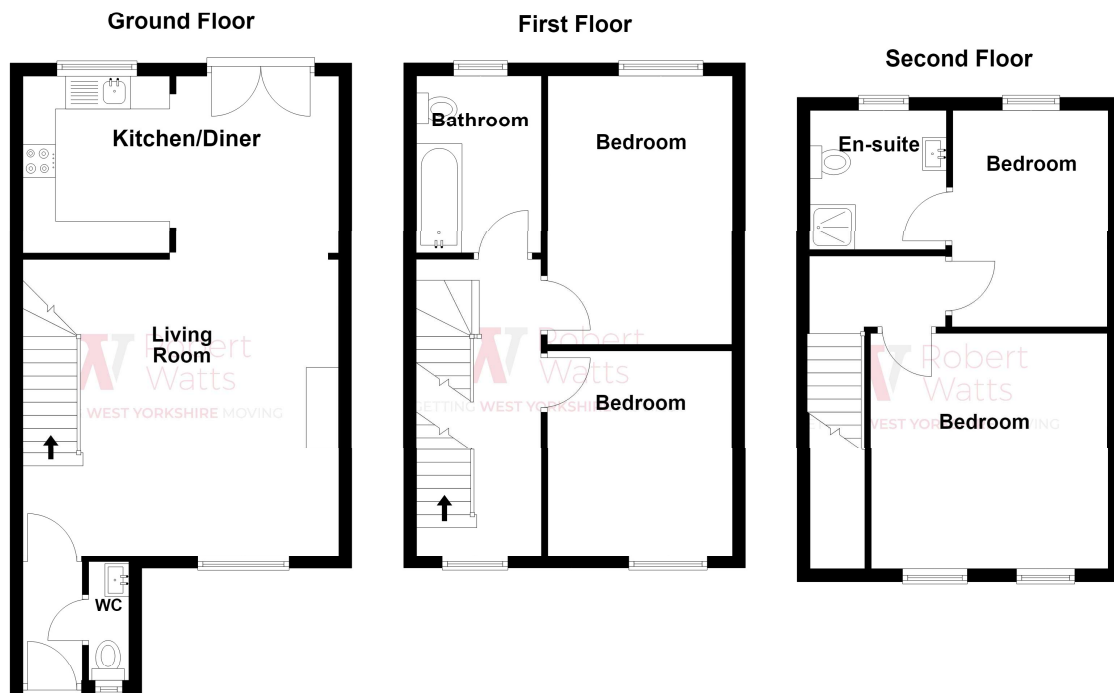
Off road parking to the front, pleasant low maintenance gardens to the rear

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.





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