



Orleans Street, Buttershaw,

Offers Over £80,000

*** ATTENTION INVESTORS/SPECULATORS!! ***

*** TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES ***

*** YARD TO FRONT * OFF STREET PARKING TO SIDE ***

This two bedroom terrace home would make an ideal purchase for a number of buyers!!

Ideally located for amenities, shops, schools and bus routes.

Benefits from gas central heating and double glazing.

The accommodation briefly comprises entrance porch, lounge, kitchen, cellar, two first floor bedrooms and house bathroom.

To the outside there is a yard to the front and off street parking to the side.



Entrance Porch

Lounge

15'6" x 11'9" (4.72m" x 3.58m")

Coal effect gas fire with fireplace surround and radiator.

Kitchen

5'6" x 9'7" (1.68m" x 2.92m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob.

Cellar

Useful storage.

First Floor Landing

Useful storage cupboard.

Bedroom One

11'4" x 9'9" (3.45m" x 2.97m")

Radiator.

Bedroom Two

9'7" x 7'7" (2.92m" x 2.31m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

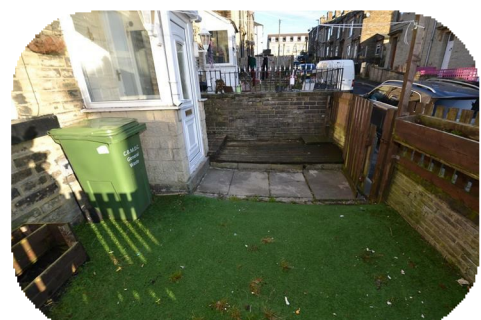
Patio and artificial lawn to front, together with off street parking to the side.

Council Tax Band

A

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (13-38) F | | | (13-38) F | | |
| (1-12) G | | | (1-12) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk