



58 Boltby Lane, Bradford, BD6 2BH

£130,000

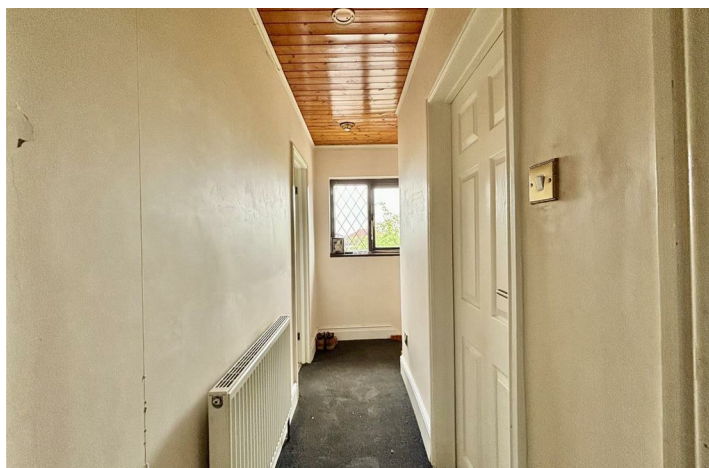
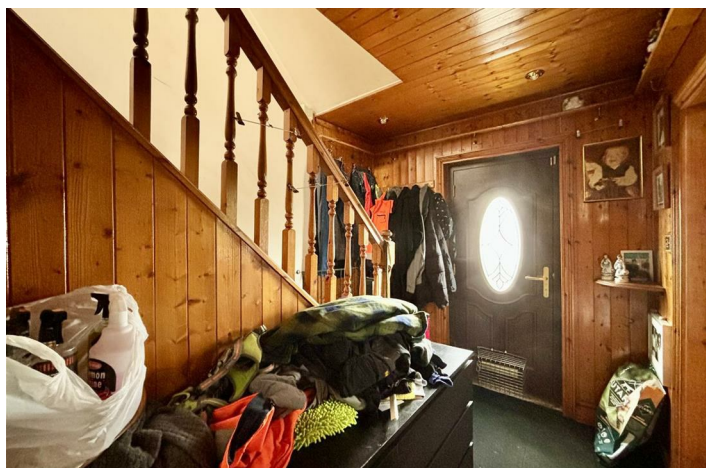
- THREE BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZING
- LARGE INTEGRAL GARAGE
- GATED DRIVEWAY
- REAR PATIO GARDEN
- GAS CENTRAL HEATING
- CORNER PLOT
- POPULAR LOCATION
- LOUNGE OPEN TO DINING AREA
- EX-LOCAL AUTHORITY PROPERTY

58 Boltby Lane, Bradford BD6 2BH

**** THREE BEDROOM SEMI DETACHED ** GARAGE SIDE EXTENSION ** PARKING FOR 3-4 CARS**
**** POPULAR LOCATION **** Bronte Estates are pleased to offer for sale this good-sized semi detached property in Buttershaw. The property will make an ideal landlord investment or first time buy and briefly comprises of: Entrance Hall, Lounge with open plan Dining Room, Kitchen, three Bedrooms & a Bathroom. To the side is a large integral Garage offering further potential. Gated driveway to the front for several cars and an enclosed paved garden to the rear.



Council Tax Band: A



Hallway

8'5 x 6'9

Stairs lead off to the first floor. Doors to the lounge & kitchen and a central heating radiator.

Lounge

13'5 x 11'3

Modern fireplace with a living flame gas fire, window to the front elevation, central heating radiator and an archway to:

Dining Room

9'7 x 8'2

Being open plan with the lounge. Wooden floor, French doors leading to the rear garden and a central heating radiator.

Kitchen

12'7 x 12'2

Fitted with a range of base and wall units, laminated working surfaces and splash-back tiling. Integrated electric oven, gas hob and extractor, along with plumbing for a washing machine and dishwasher. There is a useful under-stairs store cupboard, central heating radiator, window to the rear elevation and a door to the garage.

First Floor

Landing area with a window to the side elevation and doors off to the bedrooms & bathroom.

Bedroom One

11'7 x 11'3

Window to the front elevation and a central heating radiator.

Bedroom Two

10'10 x 9'7

Window to the rear elevation and a central heating radiator.

Bedroom Three

11'4 x 5'8

Window to the front elevation and a central heating radiator.

Bathroom

A fully tiled family bathroom comprising of a corner bath, shower cubicle with a mains powered shower, pedestal washbasin and a low flush WC. Tiled floor, window to the rear elevation and a central heating radiator.

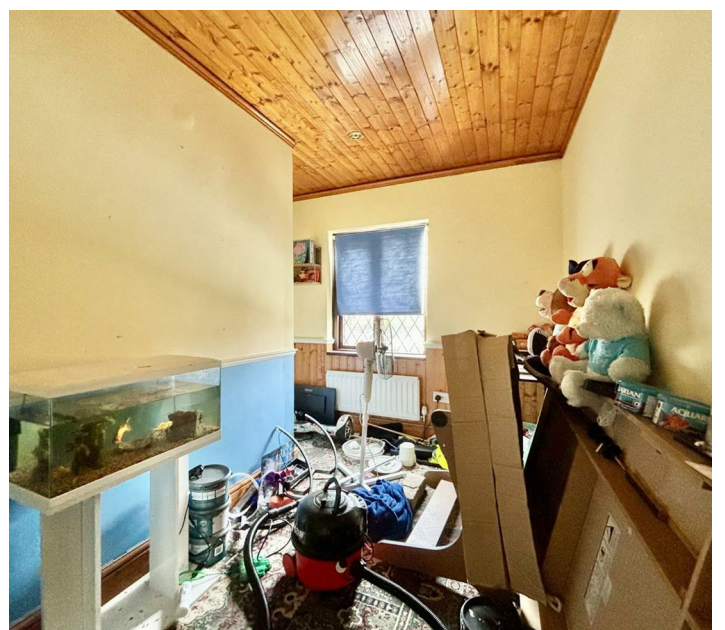
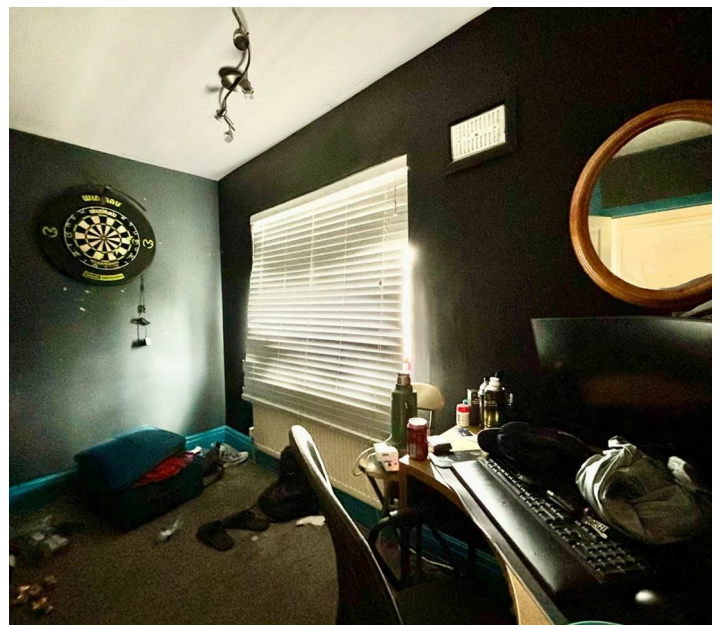
External

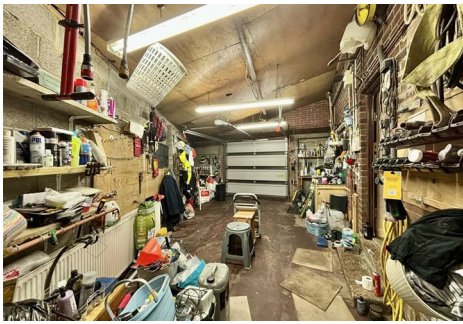
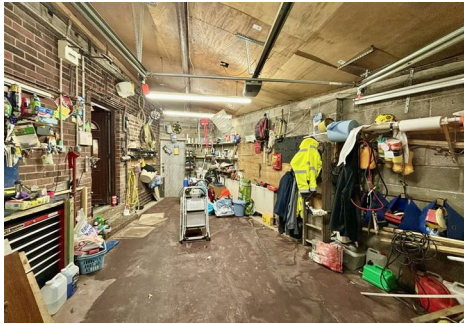
To the front of the property is a large sliding gate leading to a paved parking area with space for three to four cars and access to the garage. To the rear is a paved patio garden with an outhouse and a secure wall boundary.

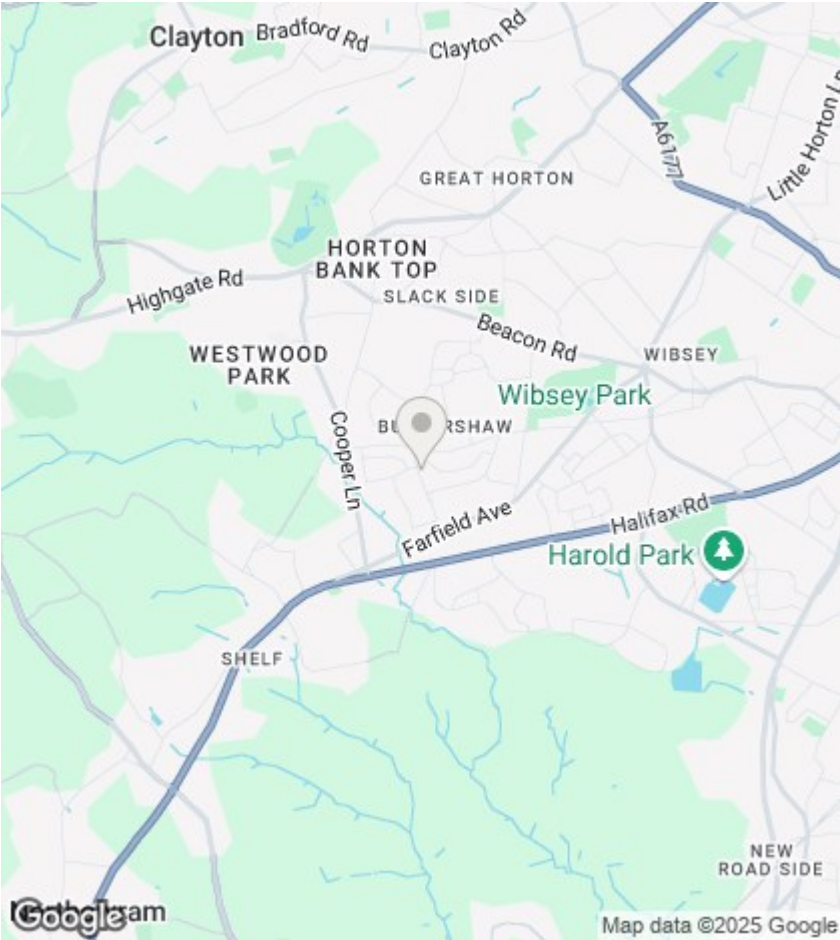
Garage

22'1 x 15'9 narrowing to 6'8

A substantial garage extension with an remote control electric roller door. Internal door to the kitchen and a door out to the rear garden. Offering further potential.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC