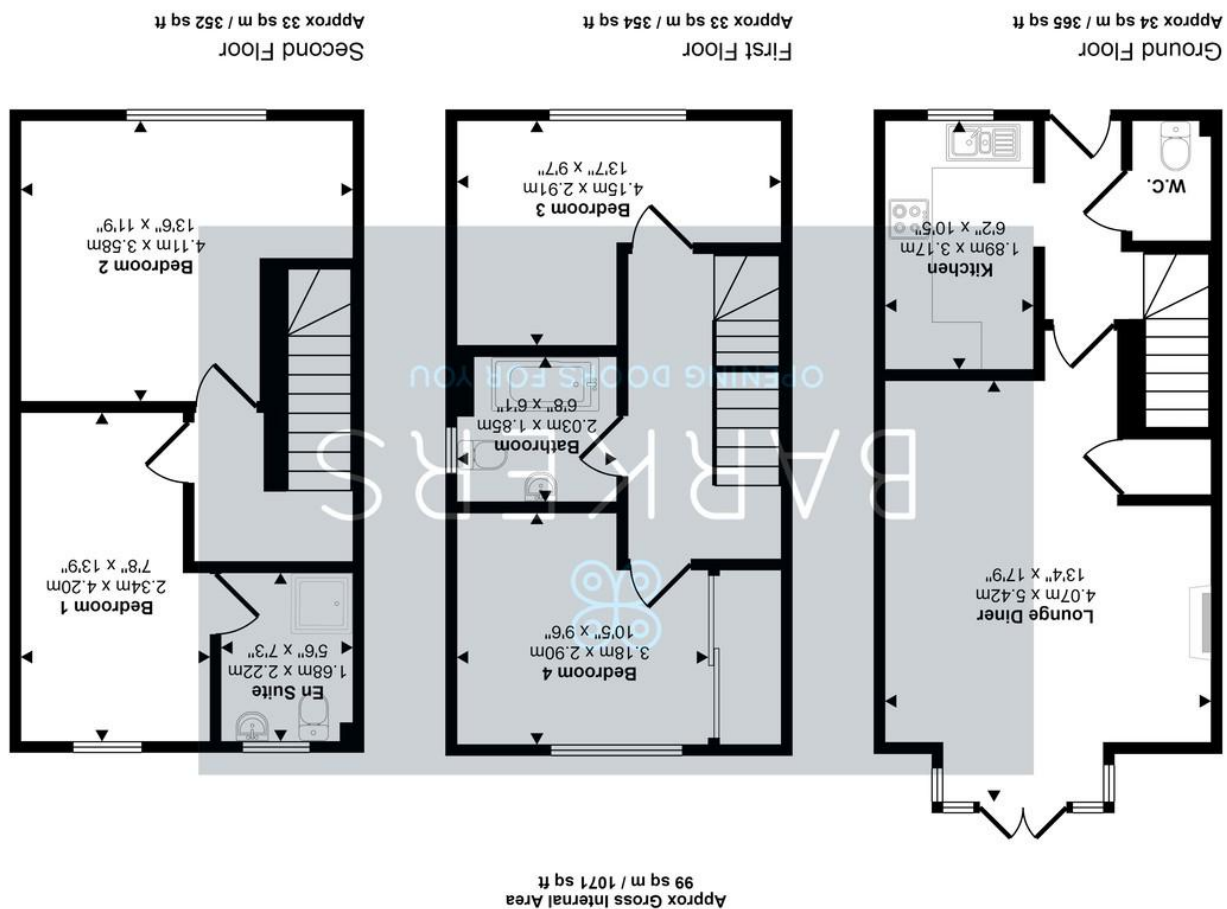


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
OPENING DOORS FOR YOU



9 Western Fold

Buttershaw, Bradford, BD6 2BU

Asking Price Of £229,995

- TOWN HOUSE
- KITCHEN
- LOUNGE
- FOUR BEDROOMS
- HOUSE BATHROOM
- EN-SUITE TO MASTER BEDROOM
- REAR GARDEN
- DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



Full Description

DESCRIPTION

We are pleased to offer to the market this four bedroomed town house with gas fired central heating, uPVC double glazing situated in a cul-de-sac location with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, kitchen, cloaks/WC, lounge, four bedrooms, house bathroom, en-suite to master bedroom. To the front of the property is a driveway with lawned area, to the rear of the property an enclosed rear lawned garden with decked area ideal for outside entertaining.

ENTRANCE HALL

Part glazed front door leading into the entrance hall with doors leading into the kitchen, lounge, cloaks/WC with stairs leading to the first floor landing. Porch cupboard for extra storage.

CLOAKS/WC

Fitted with modern two piece suite comprising low flush WC, pedestal hand wash basin, plumbing for automatic washing machine.

KITCHEN

6' 2" x 10' 5" (1.88m x 3.18m)

Fitted with modern wall and base units with complementary work surfaces with tiled splashback, electric oven, ceramic hob with chimney extractor over, inset one and half sink with rinsing tap, space for fridge/freezer, laminate flooring.

LOUNGE

13' 4" x 17' 9" (4.06m x 5.41m)

Feature fireplace with living flame electric fire, laminate flooring, under stairs storage cupboard, French doors leading out into the rear garden.

13' 6" x 11' 9" (4.11m x 3.58m)

Double bedroom with laminate flooring.

EXTERIOR

Driveway to the front of the property, to the rear of the property is an enclosed lawned garden with decked area ideal for outside entertaining.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Chainbar roundabout take the 5th exit onto the M606 slip road, merge onto M606 at junction 3 take the A6177 exit to Ring Road West at Staithegate roundabout take the 2nd exit onto Rooley Avenue at Odsal top take the third exit onto Halifax Road then left onto Western Way where the property will be identified by our For Sale board.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

LANDING

Stairs leading to the first floor landing with doors leading into two bedrooms and house bathroom.

BEDROOM FOUR

10' 5" x 9' 6" (3.18m x 2.9m)

Fitted with sliding wardrobes, laminate flooring.

BEDROOM THREE

13' 7" x 9' 7" (4.14m x 2.92m)

Double bedroom, laminate flooring.

HOUSE BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath, part tiled walls, laminate flooring.

2ND FLOOR LANDING

Stairs leading to the second floor with doors leading off into two bedrooms, loft access with drop down ladder.

BEDROOM ONE

7' 8" x 13' 9" (2.34m x 4.19m)

Good sized double bedroom with laminate flooring, door leading off into the en-suite bathroom.

EN-SUITE BATHROOM

5' 6" x 7' 3" (1.68m x 2.21m)

Fitted with modern suite comprising low flush WC, inset hand wash basin with vanity unit, shower cubicle, extractor fan, laminate flooring.

BEDROOM TWO

