



Buller Street, Bd4,

£115,000

*** MID TERRACE * THREE BEDROOMS * IDEAL STARTER HOME OR INVESTMENT ***

*** SMALL FRONT GARDEN * REAR YARD ***

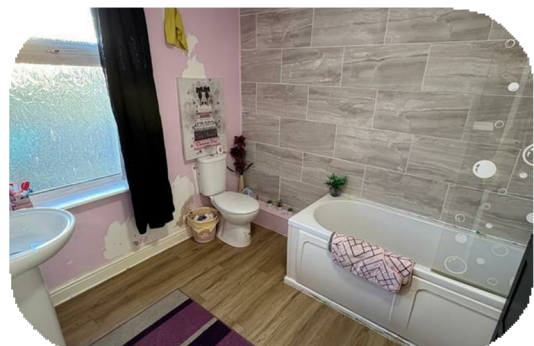
If you're looking for your first home or an investment property, then this could be the house for you!!!

This three bedroom mid terrace property offers is available with vacant possession and benefits from both gas central heating and upvc double glazing.

Briefly comprises entrance, lounge, fitted kitchen and basement cellar. First floor bedroom and house bathroom, together with two further bedrooms to the second floor.

Small garden area to the front and enclosed yard to rear.

VIEWING ESSENTIAL!!



Lounge

12'3" x 13'9" (3.73m x 4.19m)

With electric fire in fireplace surround, radiator, double glazed window.

Kitchen

9'3" x 8'9" (2.82m x 2.67m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, radiator and double glazed window.

Cellar

Useful storage.

First Floor

Bedroom One

11'1" x 11'2" (3.38m x 3.40m)

With radiator, double glazed window and built in storage.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Second Floor

Bedroom Two

11'3" x 8'2" (3.43m x 2.49m)

With radiator and double glazed window.

Bedroom Three

12'5" max x 6'9" (3.78m max x 2.06m)

With radiator and double glazed window.

Exterior

To the outside there is a small garden to the front and a yard to the rear.

Directions

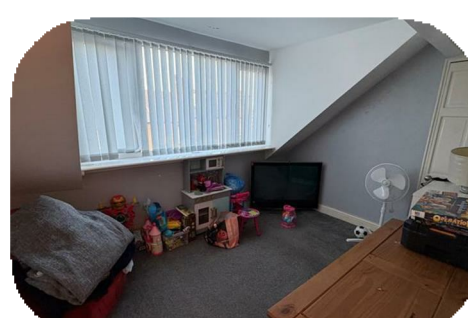
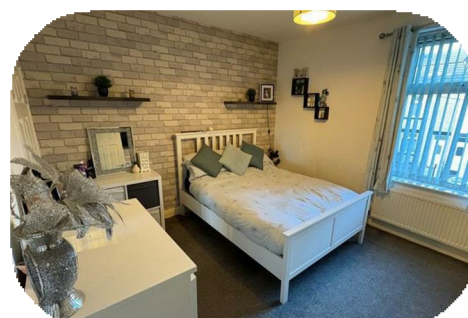
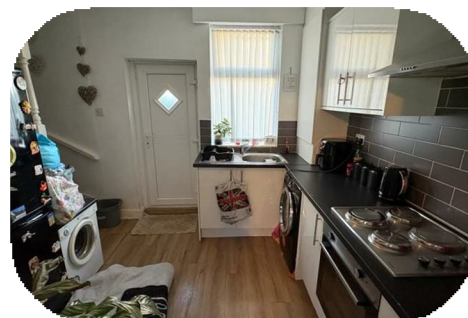
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, merge onto M606, at junction 3 take the A6177 exit to Ring Road(West), at Staithgate roundabout take the 4th exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, at the roundabout take the 2nd exit onto Sticker Ln/A6177, turn left onto Buller St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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