



**Fenwick Drive, Buttershaw,**

**£950**

**\*\*\*\* CAT FRIENDLY 3 BEDROOM SEMI DETACHED WITH LARGE GARDEN TO THE REAR \*\*\*\***

Located in the popular location of Woodside the property comprises of an entrance hall, downstairs wc ,spacious lounge with CAT RUNS and CAT FLAPS FOR THE CAT MEMBERS IN THE FAMILY, fitted kitchen,conservatory and downstairs wc. To the first floor 3 bedrooms and a shower room. The property is decorated in a modern style throughout ,gas central heating, double glazing, front garden and a large garden to the rear with decked area and greenhouse, ideal for a keen gardener .

With good access to both Bradford and Halifax city centre and local amenities including TESCO and LIDL the property is located near Woodside Academy ,with good access to the M606 ,M62 motorway networks .

Council Tax Band A .

**\*\*\*\*VIEW IMMEDIATELY \*\*\*\***

**SORRY NO SMOKERS**



**Deposit**  
A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**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 <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                                                                   |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> |  |  | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> |  |  |
| England & Wales                                                                                                                                                                                                                                                                                                                                            |  |  | England & Wales                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                                    |  |  | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                                                                          |  |  |

