



**8 Bottomley Street, Buttershaw, BD6 2EW**  
**£95,000**

A well presented TWO BEDROOM end of terrace, well located for access to the local amenities and transport links. The property benefits from gas central heating and double glazing and would make an ideal first time buy or buy to let.

EPC RATING - D

COUNCIL TAX BAND - A

## GROUND FLOOR

### KITCHEN

Kitchen area with a double glazed window, vinyl flooring and central heating radiator. Gas point for cooker and plumbing for a washing machine. Fitted wall and base units with a contrasting work surface over and a stainless steel sink with mixer tap.

### LOUNGE

Main reception room with a gas fire, double glazed window and central heating radiator.

### CELLAR

Useful storage space.

## FIRST FLOOR

### LANDING

Spacious landing with double glazed window and built in storage.

### BEDROOM

A good size double bedroom with built in wardrobes, double glazed window and central heating radiator.

### BEDROOM


A second bedroom with a double glazed window and central heating radiator.

### BATHROOM

Three piece bathroom suite in white comprising of a bath with shower and screen over, low flush wc and hand wash basin. Vinyl flooring and heated towel rail.

### EXTERNAL

To the front there is an enclosed pleasant yard. To the side an off road parking area which is again enclosed.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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