



24 Coldbeck Drive, Buttershaw, Bradford, BD6 3TT
Offers Over £180,000

A well presented and modern THREE BEDROOM SEMI DETACHED tucked away at the end of a pleasant cul-de-sac. The property has been lovingly improved and maintained by the current owners to provide ready to move in to accommodation.

This ideal family home is well positioned on a modern development and benefits from gas central heating, double glazing, ground floor W.c, garage and further off road parking, intruder alarm and an enclosed rear garden. Viewing is highly recommended to appreciate all that is on offer!!

GROUND FLOOR

ENTRANCE

Entrance area with laminate flooring and a central heating radiator.

LOUNGE

Main reception space with a feature electric fire with decorative surround. Central heating radiator and double glazed window.

W.C

Ground floor cloakroom with a low flush W.c and hand wash basin. Central heating radiator and vinyl flooring.

DINING KITCHEN

To the rear of the property with double glazed French Doors opening to the rear garden and space for a dining table, a dining kitchen fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with gas hob and extractor fan over. Plumbing for a washing machine, laminate flooring, double glazed window and central heating radiator.

FIRST FLOOR

LANDING

Landing area with access to a part boarded loft space.

BEDROOM

Spacious double bedroom to the front elevation with two double glazed windows and a central heating radiator.

BEDROOM

To the rear elevation with a double glazed window and central heating radiator.

BEDROOM


To the rear elevation with a double glazed window and central heating radiator.

BATHROOM

Modern, recently installed, fitted three piece bathroom suite in white comprising of a low flush W.c and hand wash basin set within a vanity combination unit and a bath with shower and screen over. Heated towel rail, double glazed window and vinyl flooring.

EXTERNAL

To the front there is a lawn and drive way providing off road parking and leading to the garage which has power light an up and over door to the front and door to the rear providing access to the garden at the back of the property which is of a good size and has a lawn and patio.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 