









## welcome to

# **Mount Pleasant, Buttershaw Bradford**

Offered to the market this two bedroom through by light terrace property. This property is located between Halifax Road and Farfield Avenue and is ideal for transport links, local amenities and schools.













### **Living Room/Kitchen**

15' 10" at widest x 16' 1" ( 4.83m at widest x 4.90m ) Open living room/ kitchen with fitted units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, window to the rear and fireplace.

#### **Bedroom One**

8' 6" to chimney x 11' 2" ( 2.59m to chimney x 3.40m ) With window to the front.

#### **Bedroom Two**

4' 11" plus recess  $\times$  10' 2" ( 1.50m plus recess  $\times$  3.10m ) With window to the rear.

#### **Bathroom**

Comprises bath, wash hand basin, w/c and bevilled white tiles.

#### Outside

Garden to the front with decking area.





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# **Mount Pleasant, Buttershaw Bradford**

- Two bedroom
- Through by light terrace property
- Open living room/ kitchen
- Back water location
- £90,000-£100,000

Tenure: Freehold EPC Rating: D

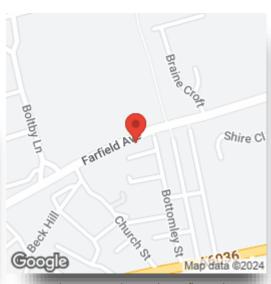
guide price

£90,000-£100,000







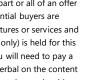


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF113905



Property Ref: BDF113905 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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