



**Cherwell Drive, Buttershaw Bradford BD6 2BX**

**welcome to**

**Cherwell Drive, Buttershaw Bradford**

A modern three bedroom semi detached offering ready to move into accommodation, benefiting from driveway and great size enclosed rear garden.



## **Entrance Area**

### **Downstairs Cloakroom**

located of the entrance area with low level WC, wash hand basin and window to the front.

## **Living Room**

14' 11" x 16' 1" ( 4.55m x 4.90m )

Open staircase to the first floor, storage cupboard under stairs, gas central heating radiator and window to the front.

## **Kitchen**

8' x 10' 4" ( 2.44m x 3.15m )

Modern fitted kitchen with a range of base and wall units incorporating sink and drainer with work surfaces. Built in electric oven and gas hob with cooker hood, integrated dishwasher and washing machine and window to the rear.

## **Dining Area**

10' 4" x 9' 5" ( 3.15m x 2.87m )

Open into the kitchen with gas central heating radiator and patio doors providing access to the rear garden.

## **Bedroom One**

11' 4" max x 16' 2" max ( 3.45m max x 4.93m max )

With two windows to the front and gas central heating radiator.

## **Bedroom Two**

9' 2" x 9' 2" ( 2.79m x 2.79m )

With window tot he rear and gas central heating radiator.

## **Bedroom Three**

6' 6" x 9' 3" ( 1.98m x 2.82m )

With window to the rear and gas central heating radiator.

## **Bathroom**

Modern three piece suite comprises panel bath with shower over and shower screen, wash hand basin set in vanity unit and low level WC.

## **Outside**

To the front driveway offering off road parking and to the rear enclosed well maintained lawn garden with patio area and decking area with an outside water tap and outside electric plug socket.



***view this property online*** [williamhbrown.co.uk/Property/BDF117163](http://williamhbrown.co.uk/Property/BDF117163)



welcome to

## Cherwell Drive, Buttershaw Bradford

- Three Bedroom
- Semi Detached
- Well Presented Throughout
- Driveway
- Price £200,000

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers over

**£200,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF117163](http://williamhbrown.co.uk/Property/BDF117163)



Property Ref:  
BDF117163 - 0004

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



**williamhbrown.co.uk**