



23 Western Fold, Buttershaw, BD6 2BU
Asking Price £189,950

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM TOWNHOUSE PROPERTY located in Bradford - BD6. With three double bedrooms, off-street parking on cul-de-sac, and within close proximity to local schools, we expect this property to be popular with family/first-time buyers seeking a home in the area. Internally comprising; entrance hallway, dining lounge, kitchen, WC, large primary bedroom, two further double bedrooms, bathroom and loft. Externally the property has a well-presented garden to the rear, and driveway to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Lounge



Spacious dining lounge to the rear of the property with French doors to the garden and an accompanying storage cupboard. With a central electric fireplace, room for a large suite, and if preferable a family dining table with chairs.

Kitchen



Cooking kitchen to the front of the property with access from the entrance hall. Fitted with a good range of matching shaker style units with complementary worktops and tiled splashbacks. Appliances - four-burner gas hob with extractor, oven/grill, washing machine, fridge/freezer, sink with drainer.

WC



Ground floor WC with wash basin.

FIRST FLOOR

Bedroom



First floor bedroom, a double bedroom with a view to the front of the property. Currently accommodating a high bed, but with ample room for a double bed with side tables and bedroom furniture.

Bedroom



First floor bedroom, a double bedroom with a view to the rear of the property. Offering ample room for a double bed with side tables and bedroom furniture.

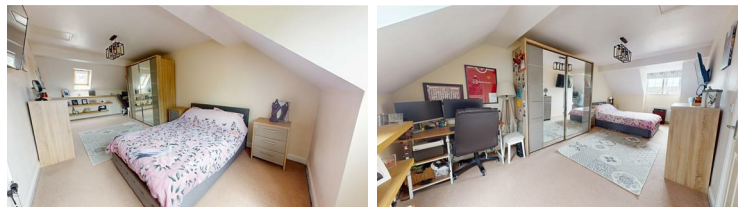
Bathroom



Tiled house bathroom to the first floor with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

SECOND FLOOR

Bedroom



Generous primary bedroom to the second floor with dual-velux windows and a storage cupboard to the landing. Offering ample room for a large bed with side tables, wardrobes, and a desk/office space if preferable.

EXTERNAL



Rear




Garden to the rear of the property with access from the living room French doors.

With a patio area leading from the property, a central lawn, and a further patio area with garden shed to the far end - ideal for outdoor seating.

Front

Driveway to the front of the property offering off-street parking from the cul-de-sac.

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		
England & Wales 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		
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