Sugdens
Sales & Lettings



Soaper Court, Buttershaw,

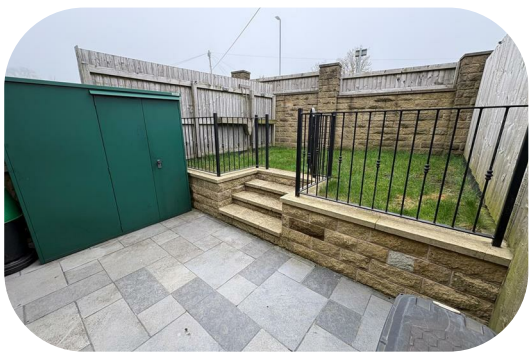
Offers Over £230,000

* MID TOWN HOUSE * FOUR BEDROOMS * PERFECT FAMILY SIZED ACCOMODATION *
* WELL PRESENTED THROUGHOUT * MODERN HOUSE BATHROOM & EN SUITE *
* CUL-DE-SAC LOCATION * GARDENS & PARKING *

Are you looking for a property that offers 'ready to move into' accommodation?
This well presented four bedroom mid townhouse offers spacious accommodation over three floors.
The property would make an ideal purchase for a Young/Growing Family.
Situated in a cul-de-sac location the property benefits from a modern fitted kitchen, house bathroom and en suite shower room.
Benefitting from convenient access to both Shelf and Wibsey the property is well placed for shops, local schools and amenities.
To the outside there is an enclosed garden to the rear, together with a driveway providing off street parking.







Entrance Hall
Radiator.

W/C
Modern two piece suite comprising low flush wc, pedestal wash basin, radiator, extractor fan and tiled floor.

Dining Kitchen
18'10" x 7'9" (5.74m" x 2.36m")
Modern fitted kitchen having a range of wall and base units stainless steel sink unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, oven & hob with extractor, tiled floor and radiator.

Lounge
14'0" x 14'0" (4.27m" x 4.27m")
Radiator and french door leading to garden.

First Floor Landing

Bedroom Four
6'1" x 8'4" (1.85m" x 2.54m")
Radiator.

Bedroom Three
11'7" x 7'4" (3.53m" x 2.24m")
Radiator.

Bedroom Two
10'0" x 9'8" (3.05m" x 2.95m")
Built in wardrobes and radiator.

Bathroom
Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, extractor fan and radiator.

Second Floor

Bedroom One
16'9" x 13'8" (5.11m" x 4.17m")
Radiator.

En Suite
Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator, extractor fan.

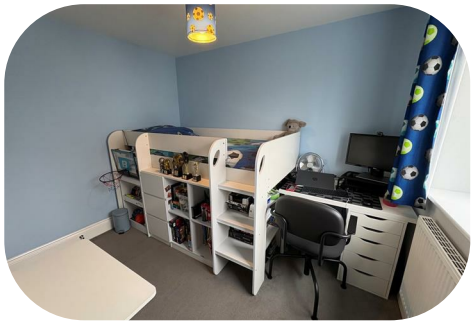
Exterior
Landscaped garden to rear with lawn and patio driveway providing off road parking.

Tenure
FREEHOLD.

Council Tax Band
B

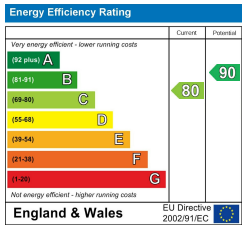


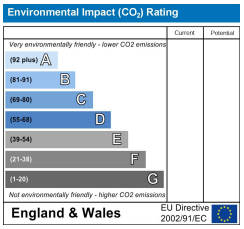












Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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