



**Coldbeck Drive, Buttershaw,
Asking Price £170,000**

* SEMI DETACHED * THREE BEDROOMS * SMALL CUL-DE-SAC * CLOSE TO AMENITIES *
* GARDEN * SHARED DRIVE * GARAGE *

This family sized three bedroom semi detached would make an ideal purchase for a number of buyers. Situated on this small cul-de-sac location and close to amenities, shops and both first and secondary schools.

Benefits from a dining kitchen, modern house bathroom, GCH, DG, garage and gardens. The accommodation briefly comprises of a vestibule, cloaks/wc, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a lawned and patio garden to the rear with a shared driveway leading to an attached garage.



Entrance Vestibule

With radiator.

Cloakroom/WC

With low suite wc, wash basin, radiator and extractor fan.

Lounge

14'2" x 10'4" (4.32m x 3.15m)

With radiator and double glazed window.



Dining Kitchen

10'3" x 13'6" (3.12m x 4.11m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, plumbing for auto washer, radiator, double glazed window, patio door to rear.

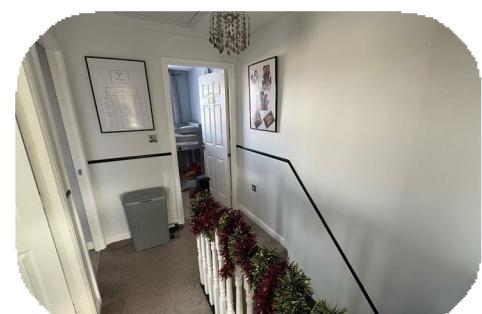


First Floor

Bedroom One

13'7" x 8'2" (4.14m x 2.49m)

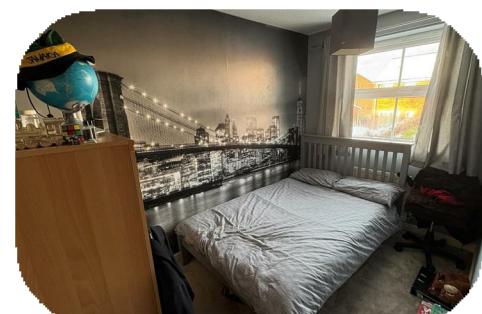
With radiator, double glazed window, built in wardrobe.



Bedroom Two

6'4" x 10'2" (1.93m x 3.10m)

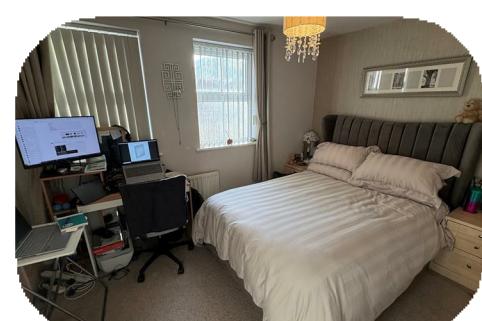
With radiator and double glazed window.



Bedroom Three

7' x 6'2" (2.13m x 1.88m)

With radiator and double glazed window.



Bathroom

Modern three piece suite comprising P shaped bath, low suite wc, vanity sink unit, radiator and double glazed window.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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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