Sugdens
Sales & Lettings



Western Way, Buttershaw,

£130,000

* * SEMI DETACHED * * TWO BEDROOMS * * IN NEED OF REPAIR * *
* * GOOD SIZED GARDENS * * GREAT STARTER HOME * * NO CHAIN * *
Available with vacant possession is this two bedroom semi detached house.
Benefits from gas central heating (not tested), upvc double glazing and briefly comprises entrance, lounge, kitchen, two first floor bedrooms and a house bathroom.
To the outside are good sized gardens to three sides and driveway.







Entrance

Lounge
13'8" x 12'8" (4.17m" x 3.86m")

Kitchen
12'9" x 8'8" (3.89m" x 2.64m")
Fitted kitchen having a range of wall and base units incorporating stink unit.

First Floor Landing

Bedroom One
12'9" x 8'8" (3.89m" x 2.64m")

Bedroom Two
7'2" x 9'3" (2.18m" x 2.82m")

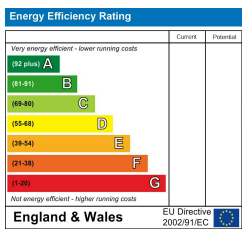
Bathroom
Three piece suite comprising panel bath, pedestal wash basin and low flush wc.

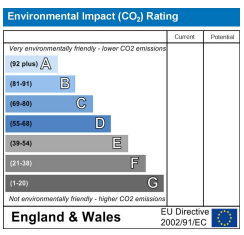
Exterior
Gardens to three sides and driveway.

Council Tax Band
B

Tenure
FREEHOLD.

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.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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