



## 9 Portree Drive, Buttershaw, Bradford, BD6 3UG

£155,000

- MODERN THREE BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZING
- SOLD WITH SITTING TENANT
- MODERN FITTED KITCHEN
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- OFF-ROAD PARKING
- ATTENTION LANDLORDS
- GROUND FLOOR WC
- SECURITY ALARM SYSTEM

# 9 Portree Drive, Bradford BD6 3UG

**\*\* THREE BEDROOM SEMI DETACHED \*\* SOLD WITH SITTING TENANT \*\* WELL PRESENTED  
\*\* ENCLOSED REAR GARDEN \*\* OFF-ROAD PARKING \*\*** Bronte Estates are pleased to offer for sale this ready made investment property, sold with a long term sitting tenant. Benefitting from gas central heating, ground floor WC and UPVC double glazing. Briefly comprising of an entrance hall, kitchen, lounge with dining area and a ground floor WC. To the first floor are three bedrooms and the family bathroom. Early viewing advised.



Council Tax Band: B



## Hall

16'0 x 6'1

Stairs lead off to the first floor, central heating radiator and doors to the kitchen, lounge and WC.

## Kitchen

9'8 x 7'0

Fitted with a range of base and wall cabinets working surfaces over and splash-back wall tiling. Stainless steel sink & drainer, plumbing for a washing machine, central heating boiler and integrated appliances including a four ring gas hob, electric oven and an extractor over. Open to:

## Lounge-Diner

15'3 max x 13'6

Separate space for a dining table, window and patio doors to the rear elevation. Central heating radiator.

## WC

Low flush WC, corner washbasin and a central heating radiator.

## First Floor

Landing area with an airing cupboard and access to an insulated loft space via a drop-down ladder. Doors off to the bedrooms and bathroom.

## Bedroom One

11'9 x 8'9

Two windows to the front elevation, storage cupboard and a central heating radiator.

## Bedroom Two

10'3 x 7'3

Window to the rear elevation and a central heating radiator.

## Bedroom Three

7'3 x 6'9

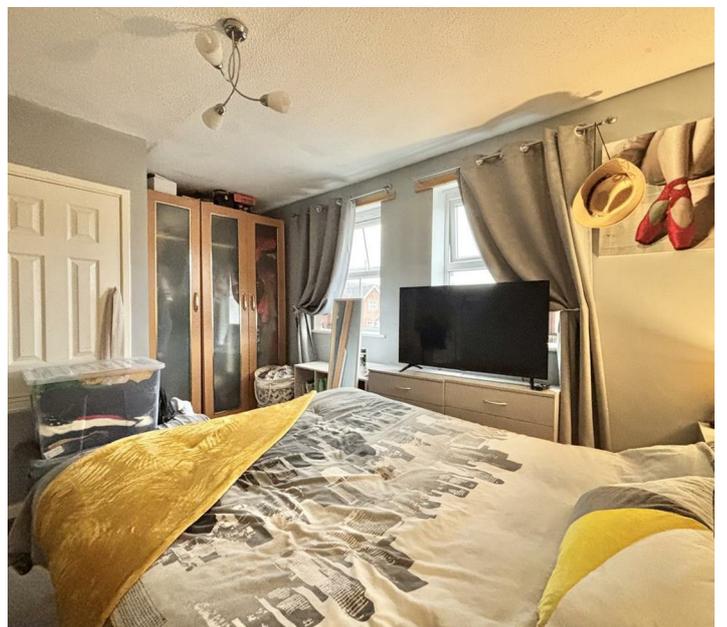
Window to the rear elevation and a central heating radiator.

## Bathroom

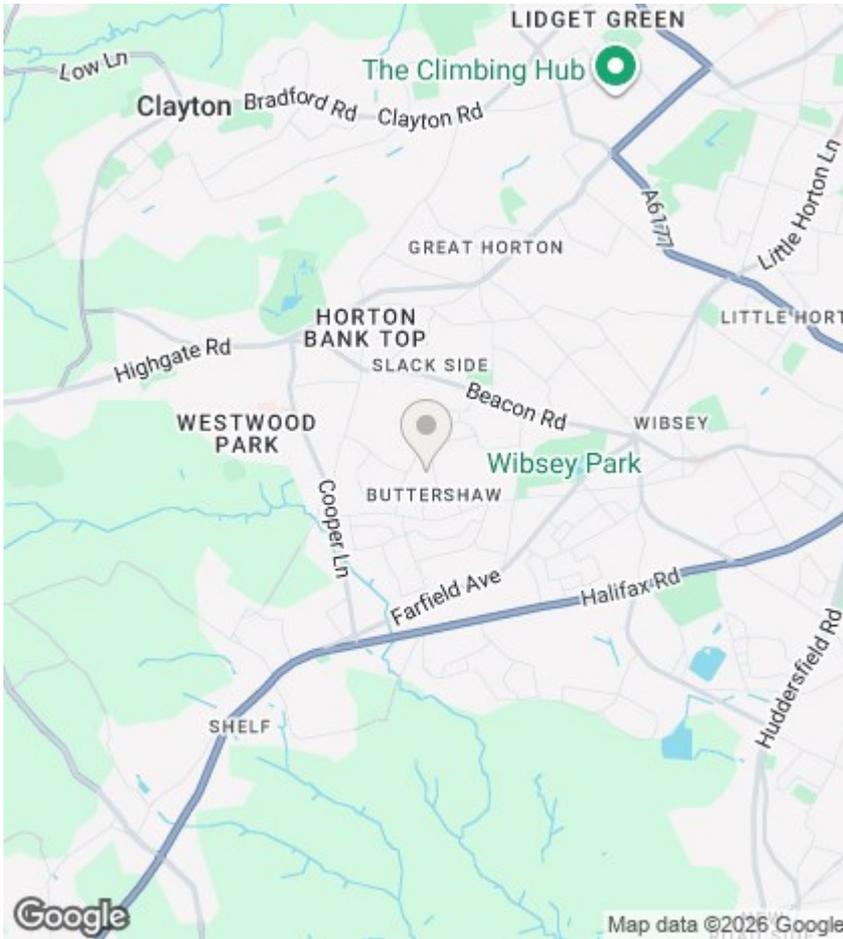
A modern bathroom suite consisting of a panelled bath with electric shower over, pedestal washbasin and a low flush WC. Window to the side elevation, central heating radiator and an extractor.

## External

To the front of the property is an open plan driveway with parking for two cars and a small lawn area. To the rear is an enclosed garden, mainly laid to lawn with a garden shed and outside tap.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	