



9 Portree Drive, Buttershaw, Bradford, BD6 3UG

£155,000

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

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**** THREE BEDROOM SEMI DETACHED ** 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

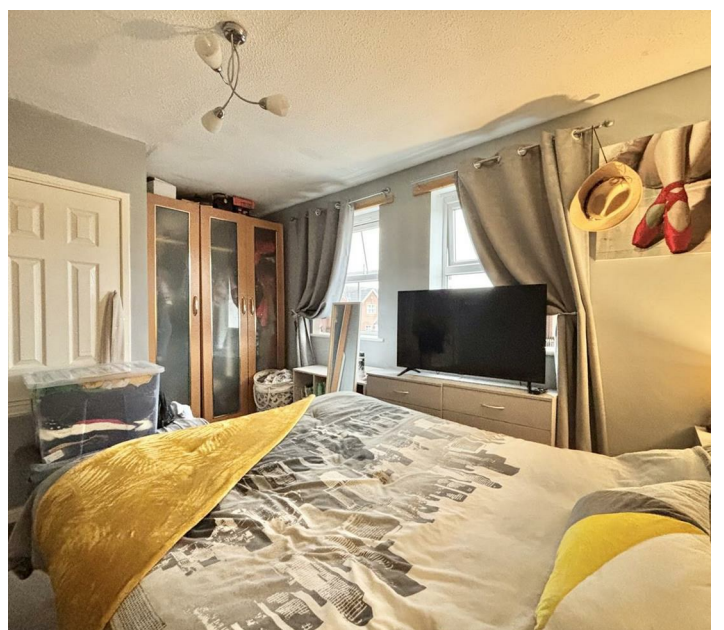
Window to the rear elevation and a central heating radiator.

Bathroom

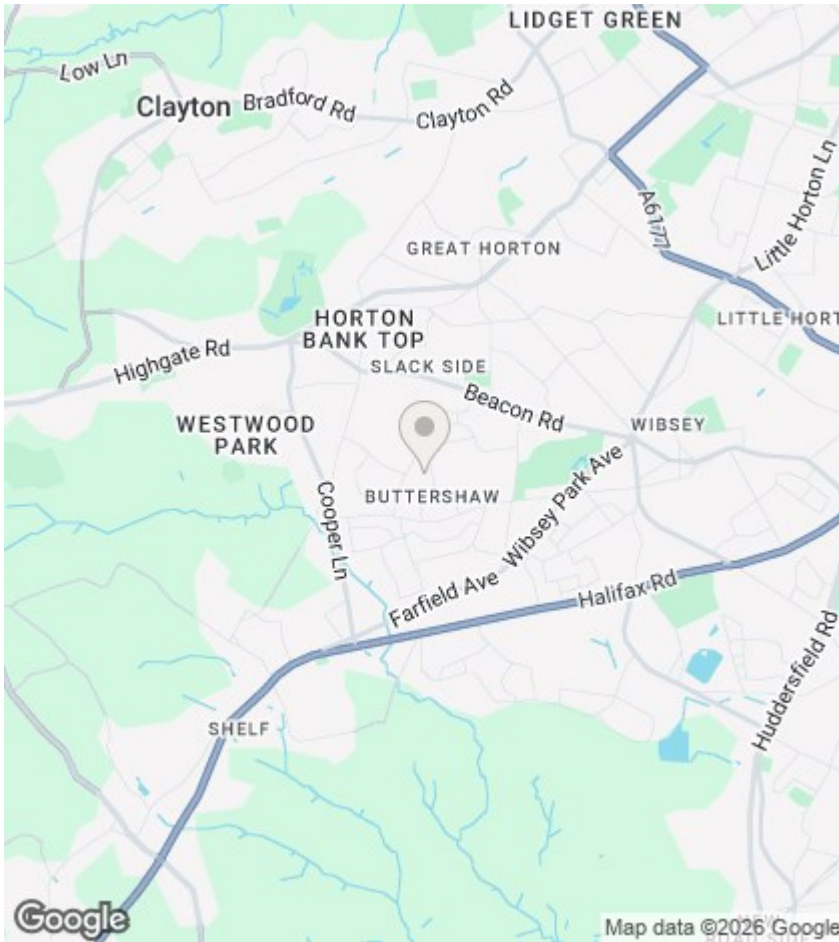
A modern bathroom suite consisting of a panelled bath with electric shower over, pedestal washbasin and a low flush WC. Window to the side elevation, central heating radiator and an extractor.

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) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 