

# MARSH & MARSH PROPERTIES

33 Western Fold, Buttershaw, BD6 2BU

£220,000



This beautifully presented, three bedroomed, semi-detached, townhouse is situated on a quiet and charming cul-de-sac offering the ideal family home. Nestled away from any main roads and yet remaining well connected and benefitting from private parking to the front elevation for 1-2 cars with an integrated garage and ample on street parking. To the front is a well maintained lawned garden enhancing the kerb appeal of the property; with a beautifully presented, fully enclosed, decked and lawned rear garden. This property has plenty on offer and will certainly suit any growing family or professional couple.

Internally the house is immaculately presented throughout, providing the ideal opportunity for any potential purchaser to move in with little work required. Presented with neutral and modern colours throughout and being finished to a high standard. With its spacious and beautifully presented dining kitchen, ground floor WC, garage that is used as a home gym, first floor living room, three double bedrooms (one with en-suite shower room) and house bathroom.

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The property is positioned in a well-connected location, with quick access to the motorways; the M606 being just a short 10 minute drive away and the M62 providing excellent connections to the major cities of Leeds and Manchester and also with easy access to local bus routes. Bradford city centre is a short commute, providing access to its shops, services and its two train stations with excellent local services to the surrounding areas, in addition to the Grand Central train service.

Owing to the numerous fantastic features on offer, its quiet and charming residential location and immaculate internal condition, an appointment to view is essential in order to fully appreciate this warm and welcoming home.

From the front of the property a composite door opens into the

### HALLWAY

A bright and welcoming entrance hallway that creates the ideal reception into the property. With its tiled floor, cupboard storage space, central light and single radiator.

From the hallway wooden doors open into the

### DINING KITCHEN



The true pièce de résistance of this property is the beautifully presented dining kitchen. Having been finished to a high quality and mirror finish, this will be the ideal location for family meals and social gatherings where any culinary enthusiast will feel at home. There is ample space for a dining table to one side of the room with one section of the counter creating a breakfast bar. The kitchen has laminated counters to three sides of the room, all with over and under counter cupboards and drawers. A set of uPVC double glazed French doors provide access to the rear garden that, when twinned with the uPVC double glazed window, provide ample natural light and with both having fitted blinds. With the integrated hob, extractor hood, integrated dual oven, vertical modern style radiator, mirror splashbacks, feature panelling to one side of the room, tiled flooring, integrated dishwasher, ceiling inset spotlights, fitted fridge/freezer and an inset sink with mixer tap.



### WC

An ideal addition to the property providing ground floor facilities, with a tiled floor, single radiator, pedestal washbasin, close coupled toilet, tiled splashbacks, central light fitting and extractor fan.

## GARAGE / GYM



The integrated single garage can provide an additional secure parking space with storage space if required but is currently being used as a well-equipped home gym. With solid floor, mirrors to one side of the garage and ceiling inset spotlights.

From the hallway carpeted stairs lead up to the

## LANDING

With a single radiator, carpeted floor and central light fitting.

From the landing wooden doors open into the

## LIVING ROOM



An "L" shaped living room that offers ample space for a large living room suite along with additional furniture, creating the ideal family communal space. With a carpeted floor, double radiator, central light fitting, cornice to ceiling, uPVC double glazed window to the rear elevation overlooking the garden, carpeted floor and television access point.



## BEDROOM 3



A spacious bedroom offering space for a double bed along with additional bedroom furniture. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the front elevation.



## BATHROOM



A well laid out, and beautifully presented, house bathroom. With a corner panel bath, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, honeycomb style hex vinyl flooring, large form tiled walls, single radiator, central light fitting and extractor fan.

From the landing a set of carpeted stairs lead up to the

## UPPER LANDING

With a single radiator, carpeted floor and central light fitting.

From the upper landing a wooden door opens into

## BEDROOM 1

A spacious master bedroom that offers plenty of space for a double bed along with additional bedroom furniture. To one side is a large set of fitted, mirrored, wardrobes offering plenty of storage space. With a carpeted floor, central chandelier style light fitting, uPVC double glazed window to the rear elevation and single radiator.



From bedroom 1 a wooden door opens into its

## EN-SUITE



A well laid out en-suite that makes excellent use

of the space on offer. With a shower cubicle, pedestal washbasin, close coupled toilet, single radiator, vinyl floor, tiled splashbacks, central light fitting and single radiator.

From the upper landing a wooden door opens into

## BEDROOM 2



Another large and spacious bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central omni-directional spotlight style light fitting, uPVC double glazed window to the front elevation and single radiator.

## GARDENS



To the front of the property is a lawned garden with rear shrubbery that creates a charming reception to the property and enhances kerb appeal. From the front garden a flagged pathway to the side, with a wooden gate, provides secure access to the rear of the property.



From the rear of the property is a large decked area, with corner wooden open canopy, creating the ideal place to sit out and relax or to have a barbeque. The spacious decking offers plenty of room for a suite of garden furniture. To the edge of the decking is a lawned area, perfect for children and pets to play in a secure environment. To the rear corner is a garden shed offering

additional storage space. The garden is fully enclosed by a wooden fence creating a private environment.



### **PARKING**



To the front of the property is a tarmac driveway offering parking for two cars. The garage, to the rear of the drive, could be used for an additional secure parking space.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system, hive central heating control and gas central heating.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **DIRECTIONS**

From the Stone Chair roundabout head towards Shelf for 1.7 miles on Halifax Road (A6036) and shortly after Tesco turn right onto Western Way and then turn right again to stay on Western Way. After 0.1 miles turn right onto Western Fold and then the first right to stay on Western Fold. The property will be located on your left hand side.

For sat nav users the postcode is: BD6 2BU

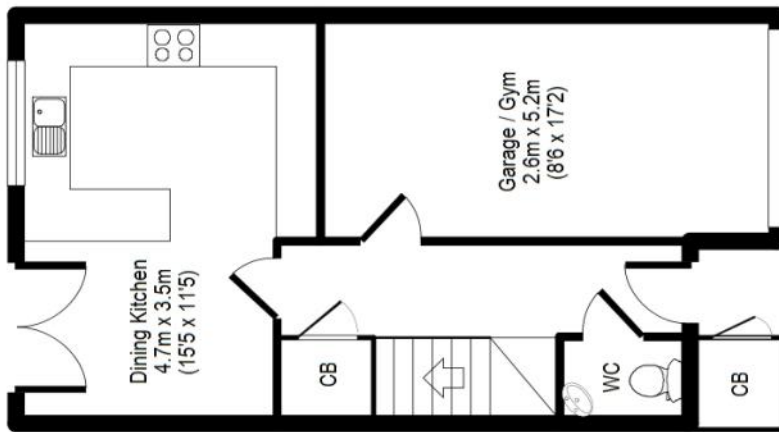
### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

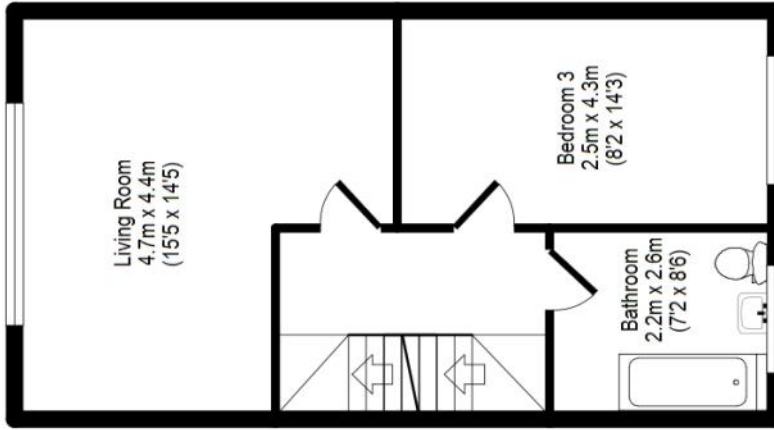
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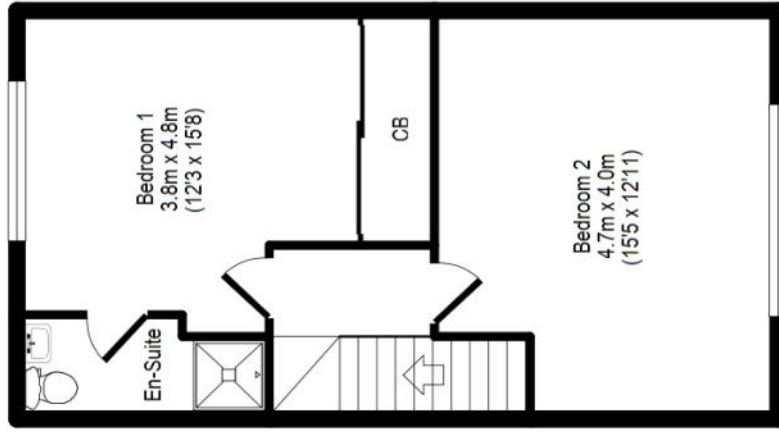
121 sq. m / 1304 sq. ft



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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