

# HUNTERS®

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# HUNTERS®

## BRADFORD

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THIS PROPERTY HAS NOW BEEN SOLD SSTC  
NO MORE VIEWING REQUESTS ARE BEING TAKEN

[HUNTERS.COM](http://HUNTERS.COM)

24 Bute Street

Bradford, BD2 1DH

£110,000

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# 24 Bute Street

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Open Plan Lounge / Kitchen Diner  
14'4" x 23'5" (4.37 x 7.15)

Bedroom 3  
14'0" x 10'2" (4.27 x 3.1)

Bedroom 1  
13'1" x 22'5" (3.99 x 6.83)

Bathroom  
9'0" x 11'4" (2.75 x 3.45)

Bedroom 2  
14'4" x 11'8" (4.36 x 3.55)

HUNTERS BRADFORD PRESENTS - BUTE STREET - \*\*\* WITH NO CHAIN \*\*\*

A THREE-BEDROOM MID THROUGH TERRACE IN A POPULAR AREA OF BD2

FIRST TIME BUYERS / INVESTORS - OPEN PLAN LOUNGE / KITCHEN DINER - THREE DOUBLE BEDROOMS (ONE ON LOWER GROUND FLOOR) - FOUR-PIECE BATHROOM SUITE - REAR PAVED GARDEN - POTENTIAL TO CONVERT TO FOUR BEDROOMS

## GROUND FLOOR

Enter the property into the open plan lounge / kitchen diner, a good size spacious room with fireplace and a kitchen with a good range of both wall and base units, five ring gas hob, integrated fridge freezer, washing machine.

There is a door to access the lower ground floor bedroom, stairs to the first floor and a door to access the rear garden.

## FIRST FLOOR

From the first-floor landing, there is access to bedroom 2, the bathroom and stairs to the second floor (bedroom 1). Bedroom 2 is a double room overlooking the front. The bathroom is a four piece with bath, walk in shower, basin and Wc. Bedroom 1 is a good size room with dual aspect windows and has far reaching views across the area.

## SECOND FLOOR

This is a great space with the potential with two windows to convert into two separate bedrooms, this would give the property four bedrooms.

## LOWER GROUND FLOOR

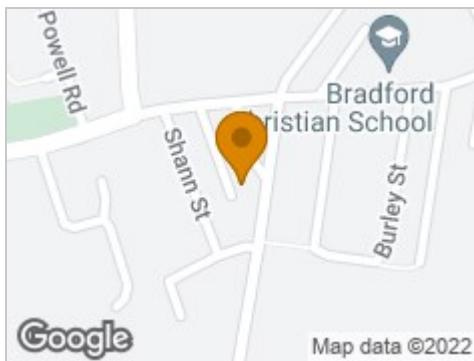
Accessed via stairs from the main kitchen area, is bedroom no.3 or a second reception room, all depending on your needs.

## EXTERNAL

To the front is a paved garden area and to the rear an enclosed patio garden.



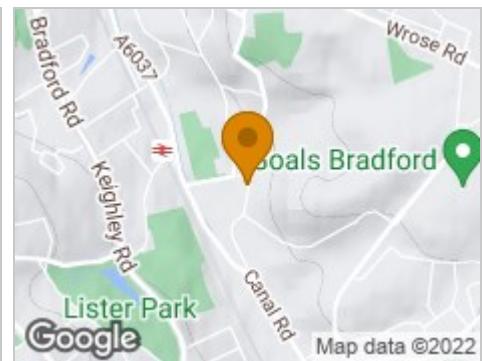
## Road Map



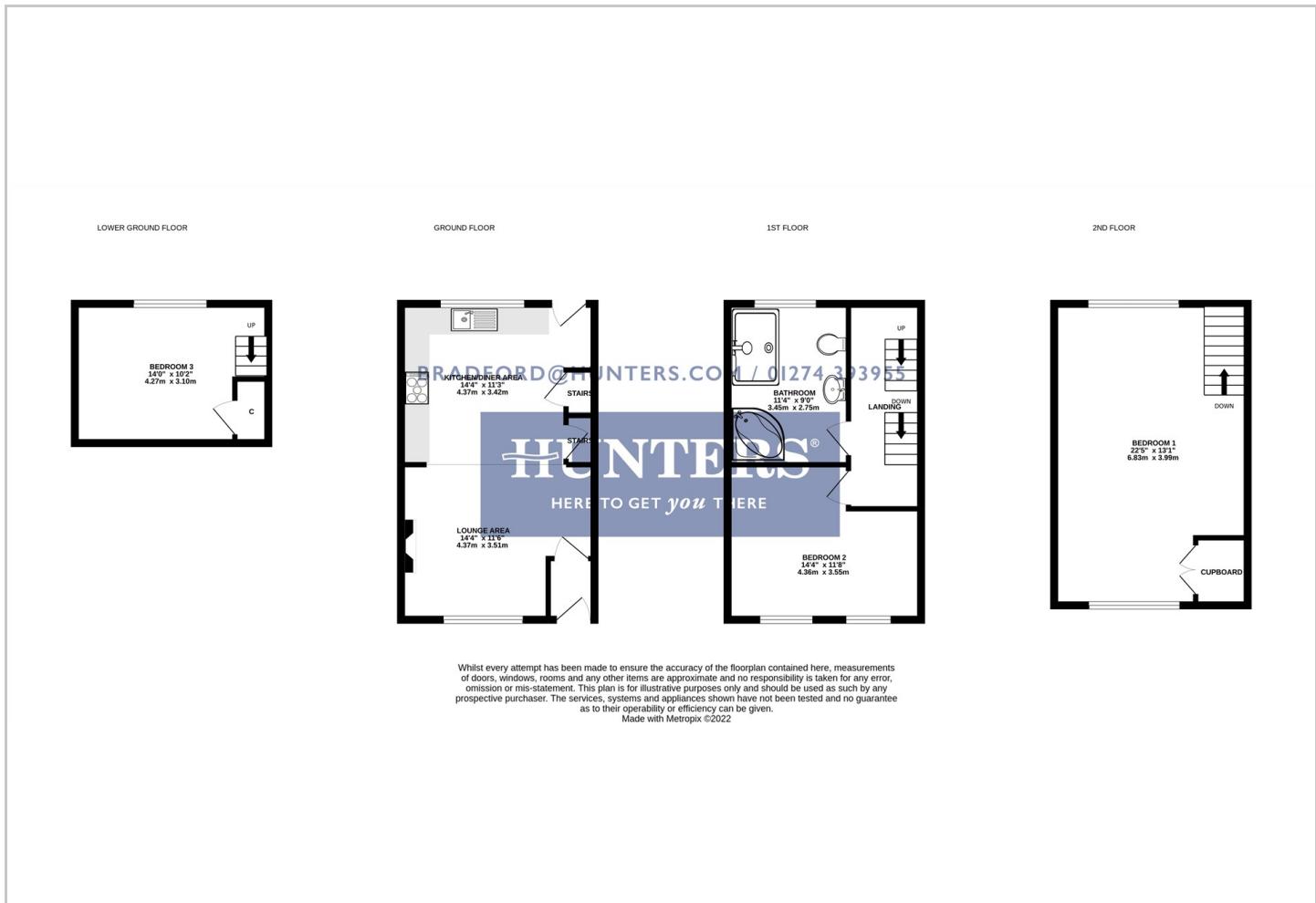
## Hybrid Map



## Terrain Map



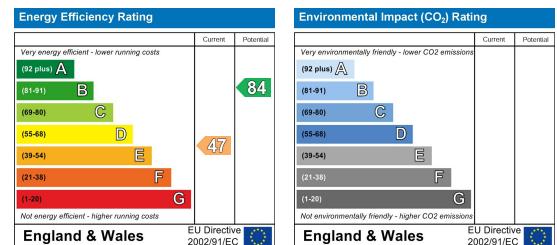
## Floor Plan



## Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.