



**Buxton Lane  
Bradford  
West Yorkshire  
BD9 4LP**

**Offers in Excess of £235,000**

**bettermove**

# Buxton Lane

## Bradford

Bettermove are proud to present this impressive 3 bedroom Detached Bungalow in Bradford available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the private gated driveway. The council tax band is D.

The interior of this well presented property comprises a spacious living room, the office room/ dining room, the fitted kitchen, the family bathroom and one double bedroom on the ground floor. The first floor hosts two bedrooms both having Vanity sink units and additional storage space. The exterior boasts a large garden to all four sides, perfect for enjoying the summer months.

Located in the popular residential area of Bradford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Frizinghall Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

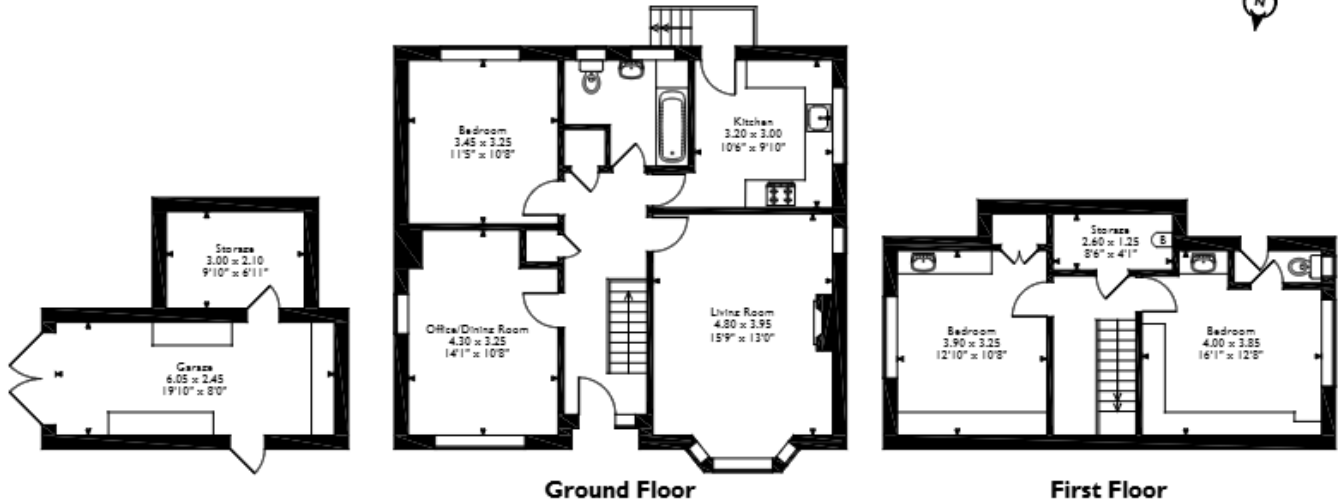
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



Buxton Lane, Bradford  
 Approximate Gross Internal Area  
 Main House = 114 Sq M/1228 Sq Ft  
 Garage/Storage = 22 Sq M/237 Sq Ft  
 Total = 136 Sq M/1465 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |



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