



## 6 Farfield Avenue, Buttershaw, Bradford, BD6 2JD

**\*\* MOTIVATED VENDORS \*\* \*\* PLENTY OF POTENTIAL \*\* PLEASANT 'SET BACK' ROAD POSITION \*\* FANTASTIC FAMILY HOME \*\*** Viewing is **HIGHLY RECCOMENDED** for this **END TOWN HOUSE** property which offers **THREE BEDROOMS, TWO RECEPTION ROOMS PLUS CONSERVATORY**. Benefitting further from **GCH, DG, driveway** allowing parking for several cars leading to a **DETACHED TANDEM GARAGE** with workshop, gardens to front and rear and additional outbuildings. We feel this will appeal to many buyers due to the plot position and the potential on offer!

Situated within the **Wibsey Village** area, convenient for many of the amenities on offer, primary and secondary schools, **Wibsey Park** and transport links including the **Motorway Network**. Offered with **NO CHAIN** and representing good value for money we strongly urge early arrangement of viewing.

**£194,000**

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **T** @robertwatts\_

arla | propertymark naea | propertymark

# 6 Farfield Avenue, Buttershaw, Bradford, BD6 2JD

## **SIDE ENTRANCE**

Stairs to first floor

## **LOUNGE 12'8" x 12'7" (3.86m x 3.84m)**

Feature fireplace and laminate flooring

## **SITTING ROOM 10'6" x 11'1" (3.2m x 3.38m)**

A great addition with is tastefully decorated, feature fireplace

## **CONSERVATORY 10'4" x 13'2" (3.15m x 4.01m)**

Good size room with laminate flooring, radiator and opens out to the rear gardens

## **KITCHEN 16'2" x 9'3" (4.93m x 2.82m)**

Selection of wall and base units. Worktops, sink and drainer. Freestanding cooker and plumbing for washer. Splash back tiled walls and useful under stair store. Feature beam ceiling and laminate flooring

## **BEDROOM ONE 12'10" x 8'8" (3.9m x 2.64m)**

Fitted wall to wall wardrobes

## **BEDROOM TWO 9'3" x 9' (2.82m x 2.74m)**

## **BEDROOM THREE 5'6" x 6'11" (1.68m x 2.1m)**

Access to the loft

## **BATHROOM 6'1" x 6'11" (1.85m x 2.1m)**

Coloured three piece suite with vanity style sink, corner air bath with shower over. Store cupboard and fully tiled

## **OUTSIDE S**

et back position with gated access to driveway allowing parking for several cars leading to tandem garage. Immaculate lawned garden with bedding borders and raised pond to the front. Recently laid paved gardens to the rear with small lawn. An ideal space for entertaining. An additional permanent built outhouse which has vast scope with power and light

## **TANDEM GARAGE**

21ft in length with an additional workshop to the rear (9'8" x 8'3")

## **FURHTER INFORMATION**

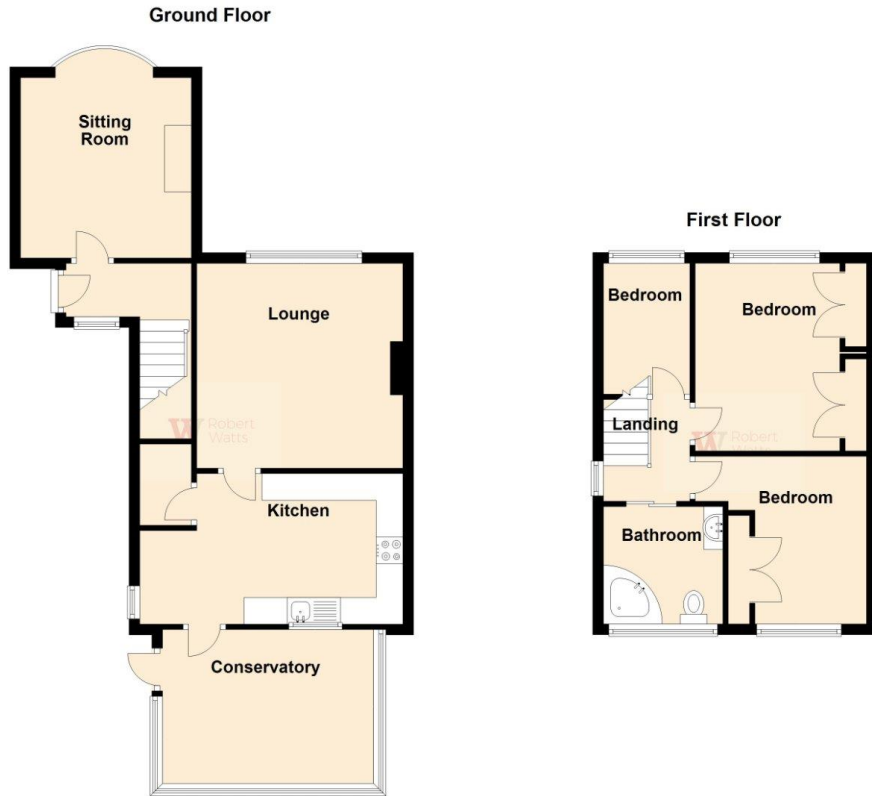
Council Tax - Band B

Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark