



11 Farrington Grove, Wibsey, Bradford, BD6 2LW

**** VAST AMOUNT OF POTENTIAL ** LARGE FAMILY HOME **** Viewing is strongly advised for this LARGER THAN AVERAGE SEMI DETACHED situated within this highly sought after cul de sac within Wibsey Village and ideal for many amenities, schools, and commute via the Motorway. The property briefly comprises: entrance hallway, lounge, dining room, kitchen and through to an additional side area that comprises of: garage, shower room, utility room, office and store room which some could utilize as a separate annex! To the first floor are three bedrooms and bathroom. Externally the gardens are low maintenance to front and rear with driveway. **BOOK YOUR VIEWING TODAY**

£260,000

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ENTRANCE HALLWAY

Open stairs to first floor

LOUNGE 12'1" x 15'2" (3.68m x 4.62m)

Lovely reception room with traditional exposed stone fireplace

DINING ROOM 11'10" x 9'1" (3.6m x 2.77m)

Good size dining room with double doors leading to the rear and sliding doors from lounge

KITCHEN 11'10" x 7'9" (3.6m x 2.36m)

Fitted kitchen with a selection of wall and base units. Worktops with splashback, sink and drainer. Freestanding cooker. Provides access to additional hall

ADDITIONAL HALLWAY Provides access to the garage, cloakroom, sun room and store utility

MODERN SHOWER ROOM

Recently fitted with double walk in shower, sink and W.C

UTILITY ROOM

Plumbing for washer and space for dryer

OFFICE 9'5" x 5'8" (2.87m x 1.73m)

Window looking into the sun room

STORE (FORMER GARAGE) 10'3" x 16'3" (3.12m x 4.95m)

FIRST FLOOR

Landing area with cupboard

BEDROOM ONE 10'1" x 15'7" (3.07m x 4.75m)

Fitted wall to wall wardrobes

BEDROOM TWO 11'7" x 11'11" (3.53m x 3.63m)

BEDROOM THREE 9'8" x 8'11" (2.95m x 2.72m)

BATHROOM

Three piece bathroom suite. Fully tiled with shower over bath

OUTSIDE

Paved garden area to the front and driveway leading to attached garage with up and over door. Good size garden to the rear mainly paved with borders

FURTHER INFORMATION

Council Tax - Band C

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.





Ground Floor

First Floor

Total Area: 147.8 m² ... 1590 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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