



## 38 Farfield Grove, Wibsey, Bradford, BD6 2LX

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information \*\* NO CHAIN \*\* Of likely appeal to young family buyers or first time buyers - WELL PRESENTED SEMI-DETACHED which has been EXTENDED to create a super FAMILY FRIENDLY large kitchen / diner. Currently providing THREE BEDROOM accommodation which is further enhanced by: LONG DRIVEWAY, DOUBLE GARAGE and PLEASANT GARDENS. Forming part of this ever popular part of WIBSEY with MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, HANDY FOR MANY LOCAL AMENITIES and AROUND 2 MILES (approx. 10mins) to TRAIN STATION at LOW MOOR. Contact Robert Watts to arrange YOUR VIEWING TODAY

£220,000

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **T** [@robertwatts\\_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

## 38 Farfield Grove, Wibsey, Bradford, BD6 2LX

**SWIFTMOVE** This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

### ENTRANCE HALLWAY

**LOUNGE 13'6" x 10'11" (4.11m x 3.33m)**

**KITCHEN 16'5" x 8'9" (5m x 2.67m)**

Selection of wall and base units. Stainless steel sink unit, oven, hob and extractor. Space for American style fridge freezer and plumbing for washer. Open to dining area

**DINING ROOM 14'4" x 10' (4.37m x 3.05m)**

**BEDROOM ONE 9'9" x 10'10" (2.97m x 3.3m)**

**BEDROOM TWO 9'9" x 10 (2.97m x 10)**

**BEDROOM THREE 6'6" x 7' (1.98m x 2.13m)**

### BATHROOM

Modern, three piece white suite with shower over bath and screen. Sink & W.C

### OUTSIDE

Low maintenance, paved garden to the front with driveway to the side leading to double garage. Decked seating area, ideal for entertainment and lawn area

### FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

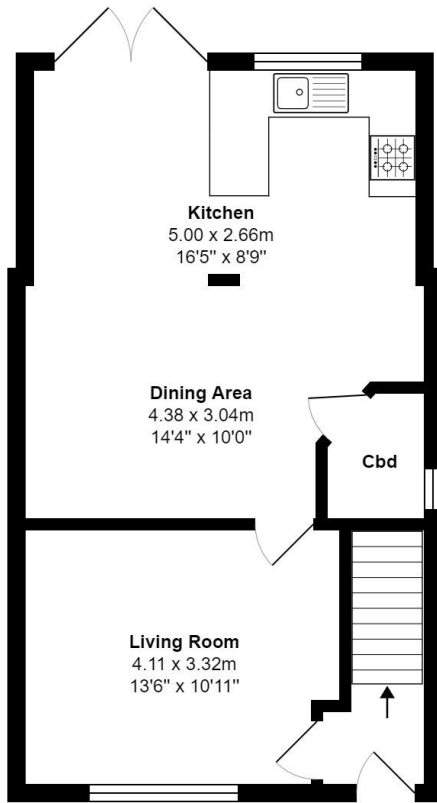
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

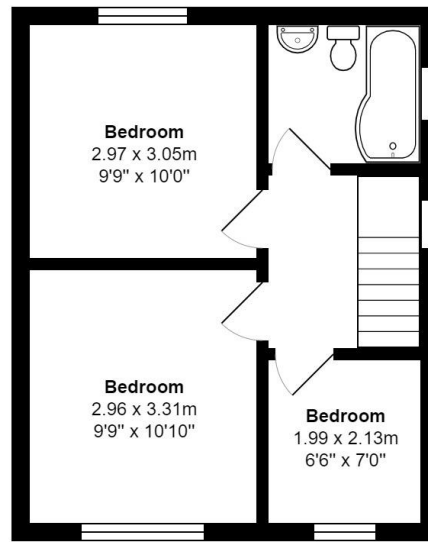
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 601119 
 [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWestateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark