



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

**\*\* WELL PRESENTED THROUGHOUT \*\*** EXTENDED SEMI-DETACHED property, which we feel will appeal to young family buyers. Currently providing THREE BEDROOM accommodation and further enhanced by a SITTING ROOM EXTENSION TO THE REAR. Situated in this EVER POPULAR PART OF WIBSEY which provides ACCESS TO LOCAL AMENITIES including Tesco supermarket, PRIMARY & SECONDARY SCHOOLS and Motorway network M606/M62.

£195,000

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## ENTRANCE HALL

### LOUNGE 13'3" x 11'4" (4.04m x 3.45m)

Good size lounge with media wall and built in units to alcove

### DINING KITCHEN 16'6" x 9'6" (5.03m x 2.9m)

Selection of wall and base units. Worktops, circular sink and drainer. Splash back tiled walls, oven, hob and extractor. Plumbing for washer, opening to the family room

### FAMILY ROOM 11'1" x 9'6" approx (3.38m x 2.9m approx)

Extended room for a family snug

## FIRST FLOOR

### BEDROOM ONE 11'4" x 9'11" (3.45m x 3.02m)

### BEDROOM TWO 9'8" x 9'6" (2.95m x 2.9m)

### BEDROOM THREE 6'5" x 7' (1.96m x 2.13m)

## BATHROOM

Panelled bath with shower over. Vanity style sink and W.C

## OUTSIDE

Hard standing area to the front and low maintenance gardens which can create off road parking (subject to permission). Enclosed rear garden with Astro Turf and permanent store

## FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

## MORTGAGES

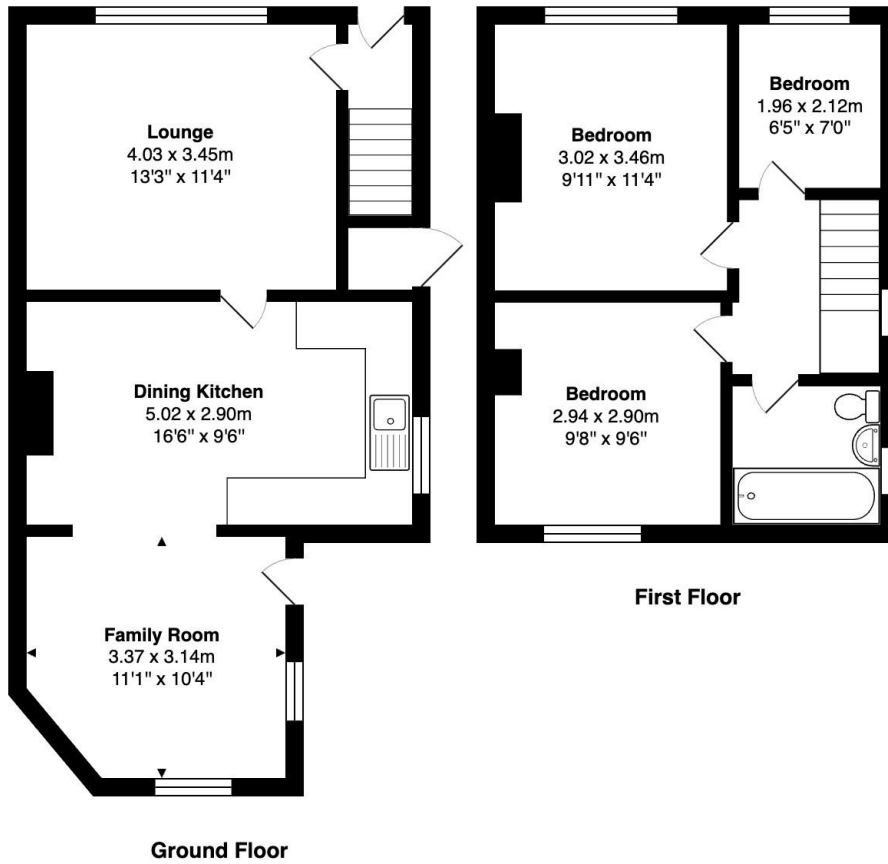
We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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.







Total Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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