



35 Farfield Grove, Bradford, West Yorkshire, BD6 2LU

**** OFFERED WITH NO CHAIN **** SUPERB PLOT POSITION WITH A VAST AMOUNT OF SCOPE FOR EXTENSION (subject to permissions). Viewing is strongly advised for this traditional SEMI DETACHED family home. Briefly comprising: entrance hall, through lounge dining area which leads to large CONSERVATORY and kitchen. THREE BEDROOMS to the first floor and family bathroom. Benefitting from GCH and DG the outside space is most appealing. Gardens to the front and double driveway which allows parking for several cars plus DETACHED oversized garage (power and light). To the rear is a large garden with ornamental pond, lawns and fruit trees which extend behind the garage. Ideal for many amenities Wibsey has to offer, schools and commute to Halifax/Bradford.

£195,000

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BUYERS DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

ENTRANCE HALL Stairs leading to first floor

THROUGH LOUNGE 21'4" x 13'6" max (6.5m x 4.11m max)

Fantastic space with laminate flooring, feature fireplace and patio doors leading to the conservatory

CONSERVATORY 14'11" x 8'11" (4.55m x 2.72m)

A great addition, overlooking the rear gardens.

KITCHEN 9'10" x 7'5" (3m x 2.26m)

Fitted kitchen with wall and base units, worktops with splashback, sink and drainer, hob, space for oven and plumbing for washer.

FIRST FLOOR Landing area

BEDROOM ONE 9'11" x 10'11" (3.02m x 3.33m)

Fitted wardrobes

BEDROOM TWO 9'11" x 10' (3.02m x 3.05m)

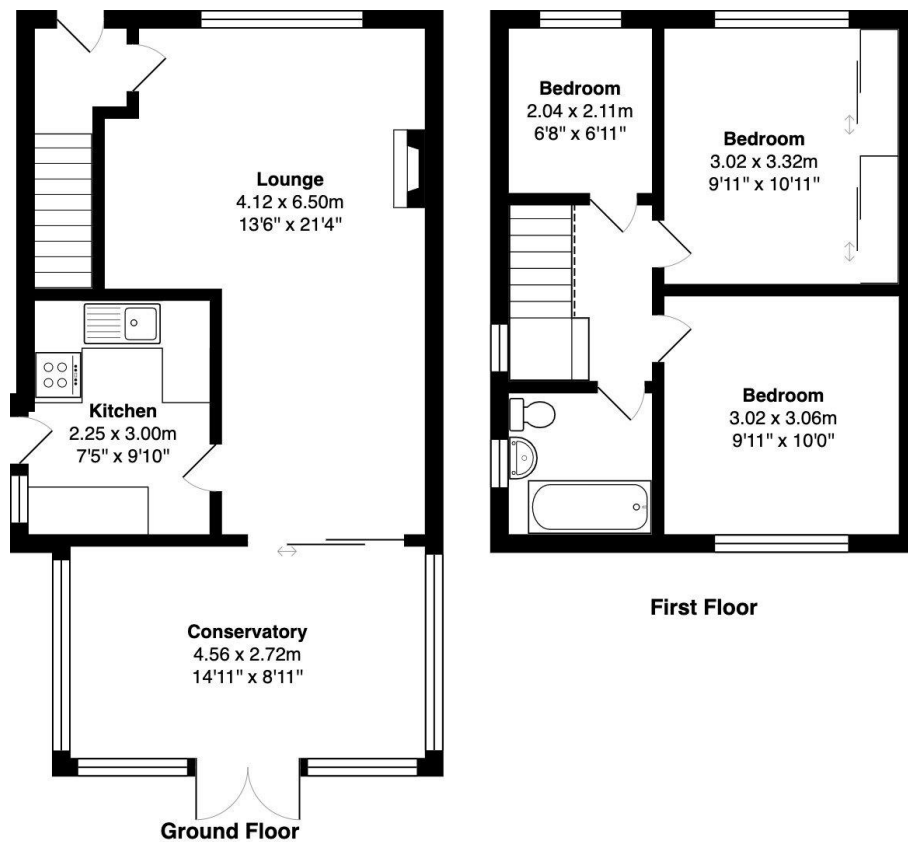
BEDROOM THREE 6'8" x 6'11" (2.03m x 2.1m)

BATHROOM Family bathroom with vanity style sink and w/c, bath with shower over

OUTSIDE Sat on an enviable plot with a vast amount of scope! gardens to the front, DOUBLE driveway to the side leading to an oversized detached garage. Good size gardens to the rear, ideal for entertaining with mature fruit trees, ornamental pond and lawned areas including space behind the garage

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: 78.5 m² ... 845 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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