



73 Folly Hall Road, Wibsey, Bradford, BD6 1UL

NO CHAIN – Inner terrace cottage recently refurbished, so you don't have to! – This charming THREE BEDROOM example boasts modern décor and fixtures yet retains much charm and character. Forming part of this understandably sought after part of Wibsey – within walking distance of village amenities.

Contact Robert Watts to arrange YOUR VIEWING today.

£159,995

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ENTRANCE PORCH

LIVING ROOM 16'2" x 16'1" max (4.93m x 4.9m max)

Access to cellar

CELLAR

Useful store cellar with light - restricted headroom

KITCHEN 7'6" (2.29) x 8'3" (2.51) both approx as slight irregular shape

Modern wall and base units, work tops, sink unit, built in oven, hob and extractor. Useful large store cupboard

LANDING

BEDROOM ONE 11'7" x 6'8" (3.53m x 2.03m)

BEDROOM TWO 9' max x 8'9" (2.74m max x 2.67m)

BEDROOM THREE 6'9" x 5'9" (2.06m x 1.75m)

BATHROOM

Three piece modern white suite, mixer tap over bath shower and screen. Useful closet housing boiler and part tiled walls

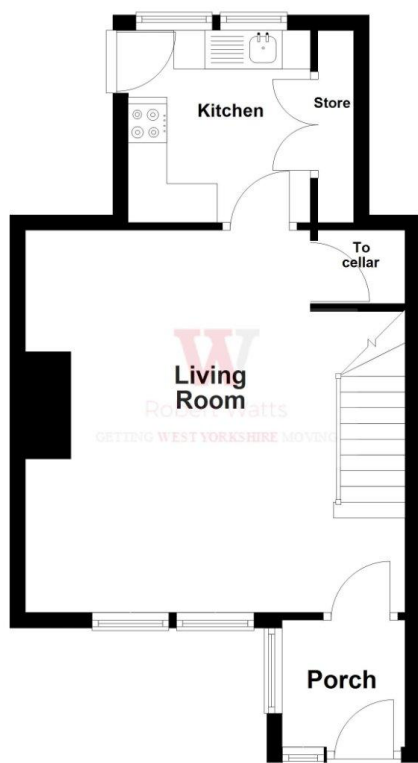
OUTSIDE

Tarmac drive and small low maintenance garden to front

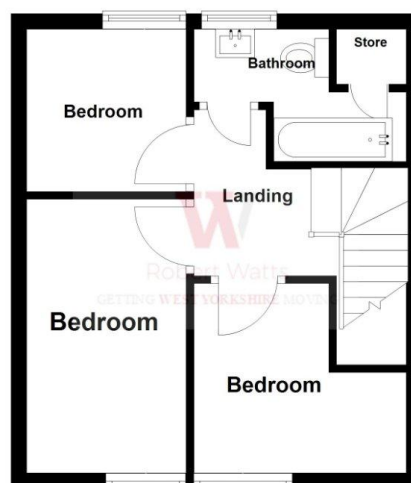
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		