



8 Folly Hall Close, Wibsey, Bradford, BD6 1UX

**** SPACIOUS DORMER SEMI DETACHED ** PLEASANT CUL DE SAC ** VILLAGE LOCATION **** Viewing is strongly advised for this lovely FAMILY sized semi detached offering good size accommodation throughout. Having recently been decorated throughout, DG, GCH, SOLAR PANELS and briefly comprising: entrance hall leading through to a 24FT through lounge dining area, kitchen and CONSERVATORY. Upstairs has THREE GOOD SIZE BEDROOMS and modern house shower room. Externally, are gardens to the front and low maintenance gardens to the rear with decked seating area which is an ideal space for entertaining as it enjoys the sun throughout the day and evening. Driveway for several cars which leads to a garage. Well placed for many amenities, schools and commute via the motorway link and Low Moor train station.

£235,000

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ENTRANCE HALL

THROUGH LOUNGE DINING AREA 24'7" x 13'9" (7.5m x 4.2m)

A lovely size reception area opening to the dining area with laminate flooring and patio doors to the conservatory

CONSERVATORY 8'3" x 9'3" (2.51m x 2.82m)

Laminate flooring

KITCHEN 10'9"v x 8'8" (3.28mv x 2.64m)

Fitted kitchen with a range of wall and base units, worktops, with splashback, sink and drainer. Plumbing for automatic washing machine and space for range cooker

FIRST FLOOR

Landing area

BEDROOM ONE 10'10" x 13'5" (3.3m x 4.1m)

BEDROOM TWO 10'10" x 10'11" (3.3m x 3.33m)

Store cupboard housing boiler

BEDROOM THREE 10'3" x 5'10" (3.12m x 1.78m)

Good size third bedroom with overhead store

SHOWER ROOM

Modern shower room with double walk in shower, vanity style sink and W.C

OUTSIDE

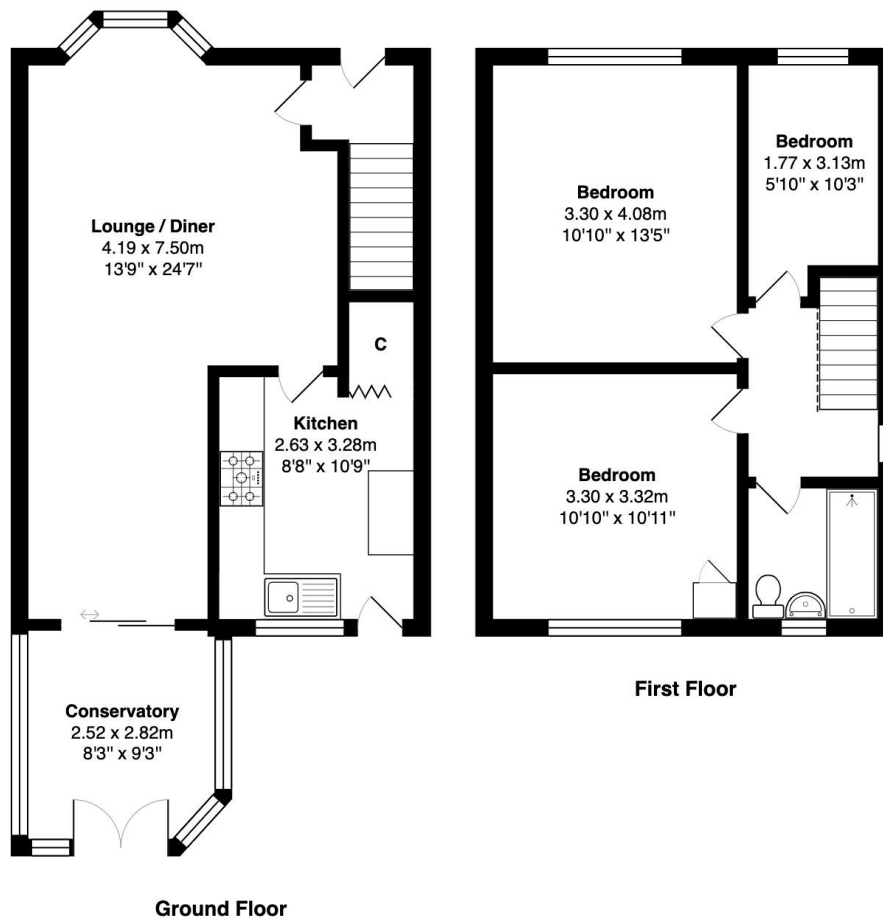
Pleasant gardens to the front and driveway to the side leading to double garage. Lovely garden to the rear with decked seating area, patio and bedding borders

BUYER 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.

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: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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