



12 Farfield Grove, Wibsey, Bradford, BD6 2LX

**** SUPERB FAMILY HOME ** OFFERED WITH NO CHAIN ** USEFUL LOFT ROOM ** LARGE GARDENS TO THE REAR **** Viewing is strongly advised for this spacious bay window SEMI DETACHED which briefly comprises: entrance hallway, lounge, dining kitchen and CONSERVATORY. THREE first floor bedrooms and house bathroom PLUS attic room which is accessed via a fixed staircase. Situated within this popular residential area of BD6, Wibsey which is ideal for many local amenities, schools and commute to Halifax/Bradford. Externally, are pleasant gardens to the front and larger than average gardens to the rear with driveway to side which lends itself to possible extension opportunities (subject to permissions). We feel this is a lovely young family home and strongly urge early arrangement of viewing.

£185,000

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ENTRANCE HALLWAY

Stairs leading to the first floor

LOUNGE 11'8" x 10'11" (3.56m x 3.33m)

Feature fireplace

DINING KITCHEN 18'6" x 9'4" (5.64m x 2.84m)

Good size room with a selection of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for washer. Patio doors leading to the conservatory and exposed brick feature chimney breast

CONSERVATORY 10'2" x 10'6" (3.1m x 3.2m)

A great addition looking over the rear gardens

FIRST FLOOR

BEDROOM ONE 10'2" x 11'8" max (3.1m x 3.56m max)

Wall to wall fitted wardrobes

BEDROOM TWO 10'2" x 9'5" (3.1m x 2.87m)

BEDROOM THREE 6'6" x 6'5" (1.98m x 1.96m)

HOUSE BATHROOM

Three piece suite. Shower over panelled bath, sink and W.C

ATTIC ROOM 11'7" (3.53) x 11'3" (3.43) max overall

A great space with fixed staircase, fully decorated with power and light. Velux window

OUTSIDE

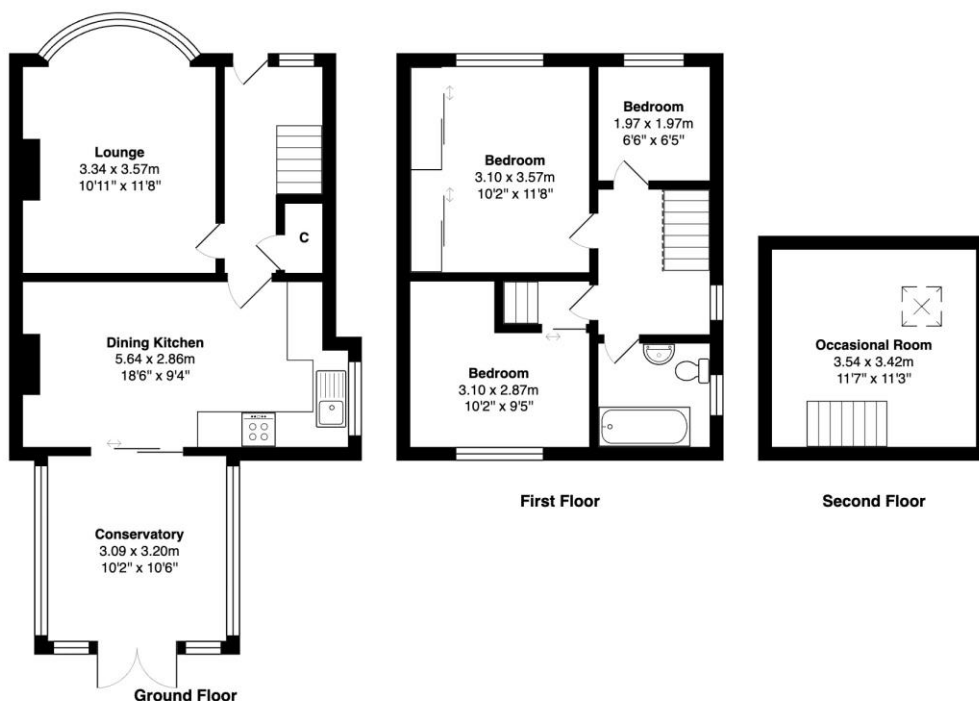
Sat on an enviable plot with well stock gardens to the front, driveway to side allowing parking for several cars, leading to garage. Larger than expected gardens to rear, ideal for family entertainment with patio, rockery, large lawns and greenhouse.

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: 92.8 m² ... 999 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		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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