



1 Farfield Crescent, Wibsey, Bradford, BD6 2LY

**** OFFERED WITH NO CHAIN ** FANTASTIC CORNER PLOT POSITION ** VAST AMOUNT OF SCOPE ****
Viewing is strongly advised for this TWIN BAY SEMI DETACHED which we feel will appeal to a wide variety of buyers. Briefly comprising: entrance hall, lounge, dining kitchen, utility and cloakroom. THREE BEDROOMS and four piece family bathroom to the first floor. Externally, the property is sat on a large corner plot with lawned gardens to front and side, low maintenance gardens to the rear with driveway leading to the garage. Situated within this sought after part of BD6 which is ideal for many amenities, commute to Bradford and Halifax and schools close by. **BOOK YOUR VIEWING TODAY!**

£180,000

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ENTRANCE HALLWAY

With stairs leading to the first floor and under stair storage

LOUNGE 11'1" (3.38) x 16'11" (5.16) max into bay

Good size lounge with bay window and patio doors leading to the rear

KITCHEN 13'5" x 11'5" (4.1m x 3.48m)

Fitted kitchen with an array of wall and base units, worktops, sink and drainer. Large range style cooker set within the chimney breast. Access to utility and cloakroom

UTILITY ROOM/CLOAKROOM

Useful space just off from the kitchen with plumbing for washer and space for dryer. Leads through to cloakroom with sink and W.C

FIRST FLOOR

Galleried landing area and loft access

BEDROOM ONE 10'11" x 10'8" (3.33m x 3.25m)

BEDROOM TWO 12' x 9'4" (3.66m x 2.84m)

BEDROOM THREE 10'11" (3.33) x 9' (2.74) into bay

BATHROOM

Four piece coloured suite with shower over bath and screen. Sink, W.C and bidet

OUTSIDE

Pleasant lawned gardens to the front and side. Low maintenance paved gardens area to the rear with driveway leading to a detached garage. The plot lends itself to extension opportunities (subject to permissions)

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

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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.





1 Farfield Crescent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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