



## Folly Hall Avenue, Wibsey

£250,000

\* EXTENDED SEMI DETACHED \* FOUR BEDROOMS \* SPACIOUS FAMILY HOME \*

\* WELL PRESENTED \* COSE TO AMENITIES \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*

This well presented four bedroom extended semi detached property offers spacious family sized accommodation.

Ideally located in the heart of Wibsey and within walking distance of amenities, shops, first & secondary schools.

The property would make an excellent purchase for a Growing/Young Family and offers ready to move into accommodation.

Benefits from having recently fitted windows, doors and a new boiler.

The accommodation briefly comprises entrance vestibule, lounge, dining room, kitchen, four first floor bedrooms - master bedroom having en-suite shower room, and a house bathroom.

To the outside there is a lawned garden to the front, a low maintenance garden to the rear and a driveway leading to a single garage.





### Entrance Vestibule

### Lounge / Diner

22'10" x 14' (6.96m x 4.27m)

With living flame gas fire in fireplace surround, radiator, double glazed window, wood flooring. Dining Room has a radiator and double glazed window.

### Kitchen

19'4" x 9'2" (5.89m x 2.79m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oven, hob and extractor fan, integrated dishwasher, useful storage, radiator and two double glazed windows.

### First Floor

#### Bedroom One

11'11" x 10'1" (3.63m x 3.07m)

With fitted wardrobes, radiator and double glazed window. En-Suite Shower Room;

#### En-Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

#### Bedroom Two

10' x 10'11" (3.05m x 3.33m)

With radiator, double glazed window and fitted wardrobe.

#### Bedroom Four

10'5" x 9'5" (3.18m x 2.87m)

With radiator and double glazed window.

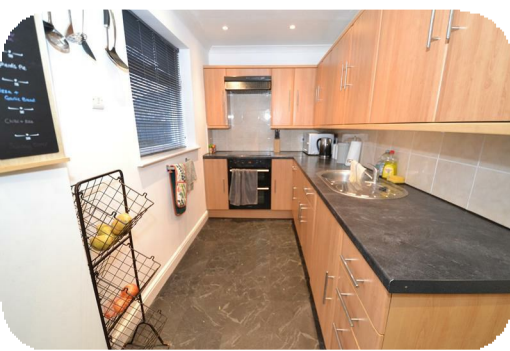
#### Bedroom Three

12'3" x 9'5" (3.73m x 2.87m)

With radiator and double glazed window.

### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.





### Exterior

To the outside there is a decked, lawned and patio garden to the rear, together with a driveway leading to an integral garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 3rd exit onto Folly Hall Rd, turn left onto Folly Hall Ave and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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