

MARSH & MARSH PROPERTIES

15 Farfield Crescent, Bradford, BD6 2LY

£215,000



If you are in the market for the ideal family home, situated on a quiet residential street, then this will be the property for you. This three bedroomed, semi-detached, property is surrounded by plenty of local amenities whilst being nestled away; this property has something for everyone. The house benefits from a concrete driveway to the side that offers ample parking for 3+ cars. At the end of the driveway is a single garage offering an additional secure parking space. The flagged patio front garden also provides parking for an additional car. To the rear of the property is a well-presented decked and lawned garden, with a south-west facing orientation, that offers an ideal place to sit out and relax or for children to play. From the moment you arrive you will immediately be impressed with everything on offer.

As you step inside you will continue to be blown away with the beautiful condition of the property. Being presented in immaculate condition throughout, therefore presenting the opportunity for any prospective buyer to move in with little work required. Internally the property presents an eclectic and charming décor throughout. With a warm and welcoming living room, spacious dining room, well-presented kitchen, three bedrooms (two offering ample space for a double bed), house bathroom and occasional bedroom in the loft space.

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The property is positioned in a well-connected location, with quick access to the motorways; the M606 being just a short 10 minute drive away and the M62 providing excellent connections to the major cities of Leeds and Manchester. There is easy access to local bus routes with Bradford city centre being a short commute, providing access to its shops, services and its two train stations with excellent local services to the surrounding areas including the Grand Central train service.

Owing to the numerous outstanding features this property has to offer, an appointment to view is essential in order to fully appreciate this charming home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY



A fantastic first impression from the moment you step inside; this charming hallway offers a welcoming reception. With its feature tiled floor, cornice to ceiling, central light fitting, frosted uPVC double glazed window to the front elevation and covered radiator.

From the hallway a wooden door opens into the

DINING ROOM



A spacious dining room that offers plenty of space for a family dining table along with additional furniture or appliances. A set of uPVC double glazed French doors open out onto the decking of the rear garden that also gives the feeling of "bringing the outside in". With a wood laminate floor, central light fitting, cornice to ceiling and double radiator.



From the dining room a set of solid sliding wooden doors open into the

LIVING ROOM



The perfect family communal space; this living room is warm and welcoming whilst being bathed in natural light owing to the uPVC double glazed

bay windows to the front elevation. An open brick fireplace, with stone hearth and wooden mantelpiece, creates a fantastic central feature for the whole room. With wood laminate flooring, central chandelier, double radiator, cornice to ceiling and television access point.



From the hallway a wooden door opens into the

KITCHEN



A neatly presented and well laid out kitchen that, owing to the two laminated work surfaces to two walls (with over and under counter cupboards and drawers), offers a practical work space. With an integrated gas hob, integrated oven, stainless steel extractor hood, uPVC double glazed window

to the side elevation, plumbing for a washing machine, omni-directional ceiling spotlights, tiled splashbacks, tiled flooring and a stainless steel sink with stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

LANDING



A well-presented, open and spacious landing with a carpeted floor, central light fitting, uPVC double glazed window to the side elevation, cornice to ceiling and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, double radiator, cornice to ceiling, carpeted floor and central light fitting.

BEDROOM 2



Another spacious bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, cornice to ceiling, carpeted floor, double radiator and central light fitting.

BEDROOM 3

A charming third bedroom, ideal for a child's room, guest bedroom or for use as a work from home office. With a uPVC double glazed window to the front elevation, cornice to ceiling, double radiator, carpeted floor and central light fitting.

BATHROOM

A stunningly presented house bathroom that makes excellent use of the space on offer to create a highly functional room and presented in a charming décor. With a panel bath, over bath electric shower, tiled splash backs, vinyl flooring,

½ pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, central light fitting and single radiator.



From the landing a pull down ladder provides access to the

OCCASIONAL BEDROOM



A truly fantastic addition to the property, ideal for any teenager wanting their own space or for a guest room; the loft space has been turned into this occasional bedroom. With its feature beamed ceilings, carpeted floors, Velux window, omni-directional ceiling spotlights, double radiator and television point, this room is a real boon for the property.



GARDENS

To the front of the property is a low-maintenance patio garden that could also be utilised as an additional parking space.



To the rear of the property is the immaculately presented south-west facing garden. From the edge of the property is a raised decked area, ideal for sitting out and relaxing in this sun trap or to have a barbeque. From the edge of the decking is the fully enclosed lawned gardens, ideal for children and pets to play in a secure setting.

PARKING

A concrete driveway offers ample parking for 3+ cars.

To the rear of the drive a single garage offers an additional secure parking space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Shelf roundabout head towards Buttershaw on Halifax Road for 1.7 miles and after Tesco Superstore turn left onto Farfield Grove and then take the first left again onto Farfield Crescent. The property will be on the left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

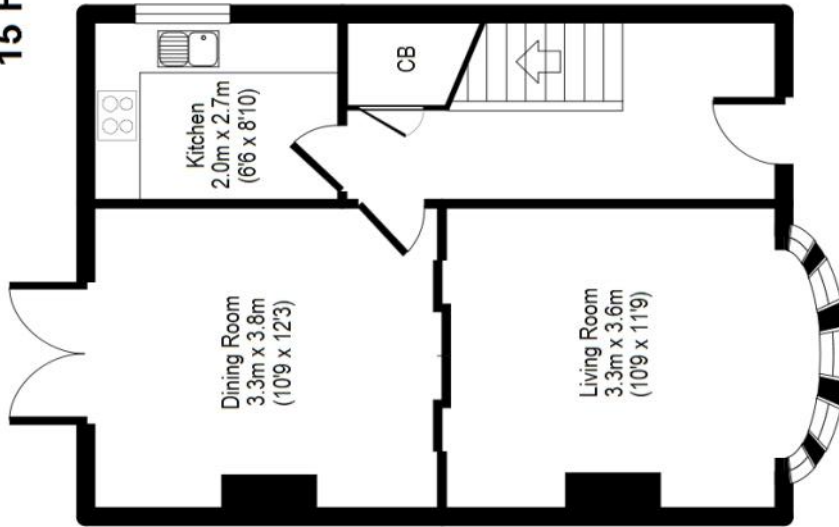
For sat nav users the postcode is: BD6 2LY

MORTGAGE ADVICE

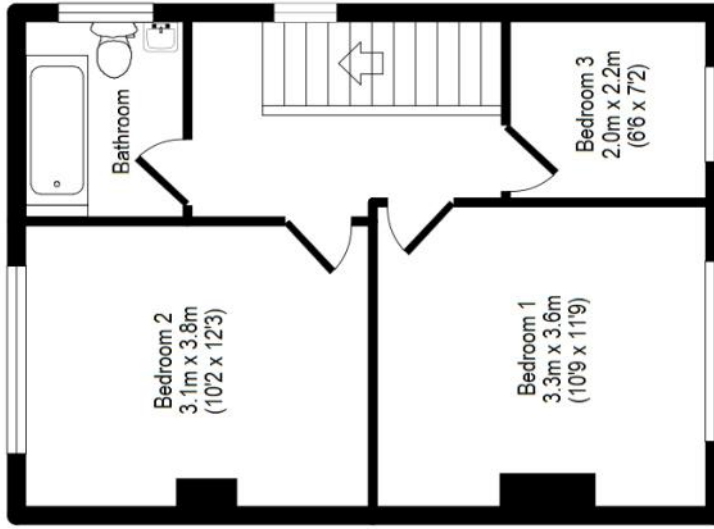
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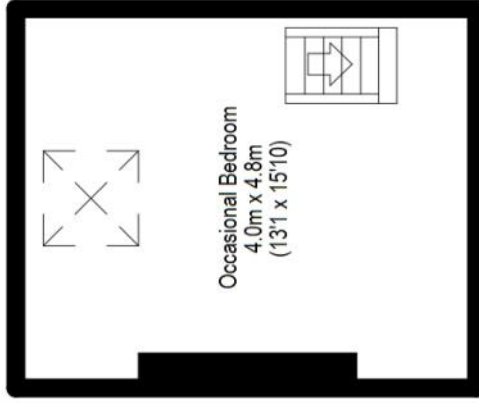
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 98 sq. m / 1057 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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