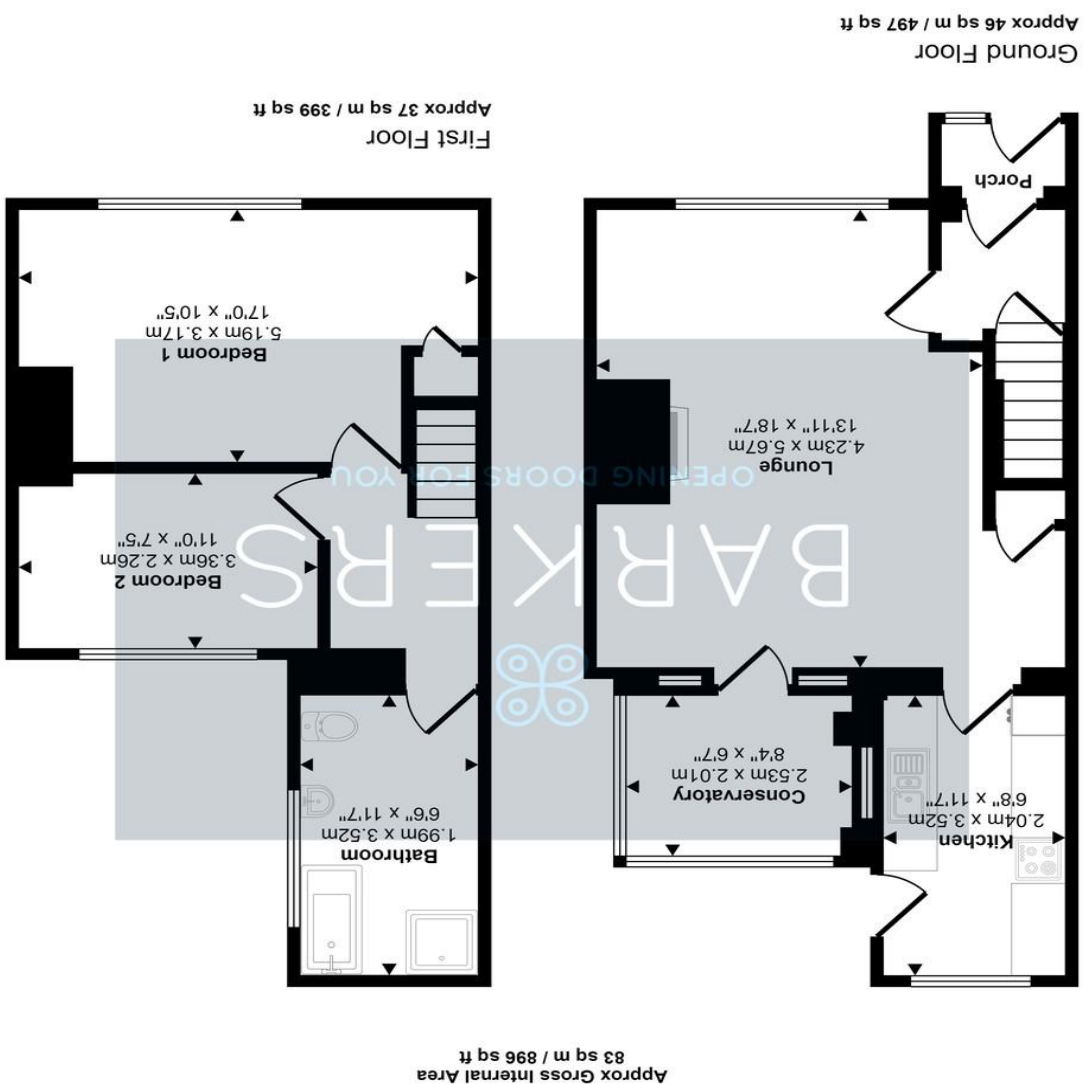


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**BARKERS**  
OPENING DOORS FOR YOU

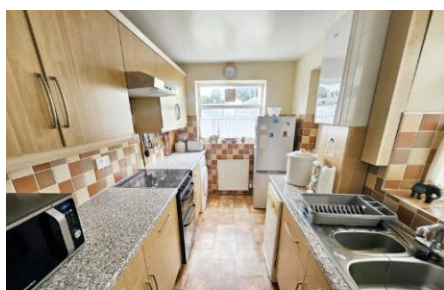


## 63 Folly Hall Road

Bradford, BD6 1UL

£150,000

- ⊗ MID-TERRACED PROPERTY
- ⊗ KITCHEN
- ⊗ LOUNGE
- ⊗ CONSERVATORY
- ⊗ TWO BEDROOMS
- ⊗ HOUSE BATHROOM
- ⊗ NO ONWARD CHAIN
- ⊗ DRIVEWAY
- ⊗ PLEASANT OUTLOOK
- ⊗ GAS FIRED CENTRAL HEATING





## Full Description

### DESCRIPTION

We are delighted to offer to the market this well maintained two bedroomed mid terraced property with NO ONWARD CHAIN. The property has a pleasant outlook with block paved driveway, uPVC double glazing and gas fired central heating. Situated within easy reach of excellent local schools, amenities, bus routes and just a short drive away from junction 26 of the M62 motorway network making it ideal for commuters. Briefly comprises: porch, entrance hall, lounge, kitchen, conservatory, two bedrooms, house bathroom.

### ENTRANCE HALL

Part glazed door leading into the entrance porch with tiled flooring, door leading into entrance hall. Stairs leading to the first floor landing and door leading off into the lounge.

### LOUNGE

13' 11" x 18' 7" (4.24m x 5.66m)

Featuring a fireplace with living flame gas fire, beams to ceiling, door leading into the kitchen, part glazed door leading into the cellar.

### CONSERVATORY

8' 4" x 6' 7" (2.54m x 2.01m)

With vinyl flooring.

### KITCHEN

6' 8" x 11' 7" (2.03m x 3.53m)

Fitted with wall and base units with complementary work surfaces, inset one and half bowl sink with mixer tap, splash back tiling, space for gas cooker with extractor over, space for fridge freezer, plumbing for automatic washing machine, door leading into the rear garden.

### LANDING

Stairs leading to the first floor landing with doors leading off into two bedrooms and house bathroom.

### BEDROOM ONE

17' 0" x 10' 5" (5.18m x 3.18m)

Double bedroom with fitted wardrobes, laminate flooring.

### BEDROOM TWO

11' 0" x 7' 5" (3.35m x 2.26m)

Double bedroom with laminate flooring.

### HOUSE BATHROOM

6' 6" x 11' 7" (1.98m x 3.53m)

Fitted with four piece white suite comprising low flush WC, pedestal hand wash basin, corner shower cubicle, panelled bath, tiled walls and flooring.



### EXTERIOR

To the front of the property is a blocked paved driveway, lawned garden with planted borders, mature trees and shrubs. To the rear of the property is a low maintenance enclosed paved garden, ideal of outside entertaining, planted borders and shrubs.

### DIRECTIONS

From our Birkenshaw office head south east onto Old Lane towards Royd Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 5th exit onto the M606 slip road to Bradford at junction 3 take the A6177 exit to Ring Road West at Staithegate roundabout take the 2nd exit onto Odsal Road at the roundabout take the first exit onto Folly Hall Road then turn left onto Folly Hall Avenue where the property will be identified by our For Sale board.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

