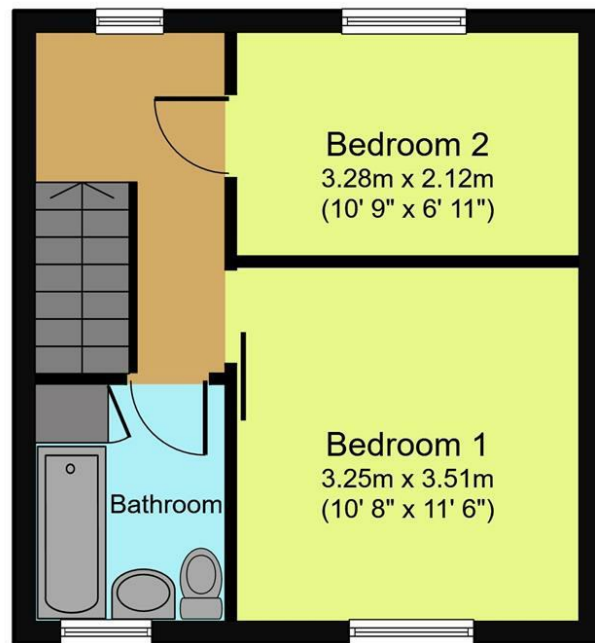


Ground Floor



First Floor

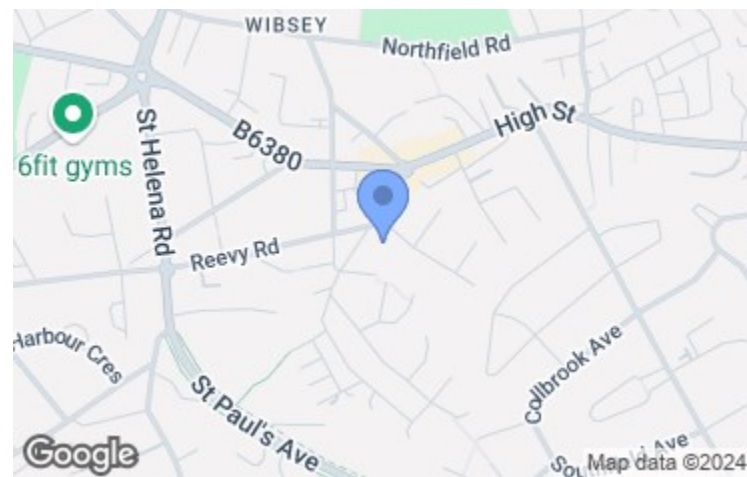
Created using Vision Publisher™



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com



Directions

See mapping.



5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Folly Hall Road, Bradford, BD6 1UL
Offers In The Region Of £120,000



Folly Hall Road, Bradford, BD6 1UL



No Onward Chain *** Ideal First Time Buy Or Investment *** Sought After Location *** Close To Local Shops And Amenities *** Permit Parking *** Front And Rear Garden *** Grade II Listed Cottage. Located on the charming Folly Hall Road in Bradford, this delightful two-bedroom terraced cottage is a gem waiting to be discovered.

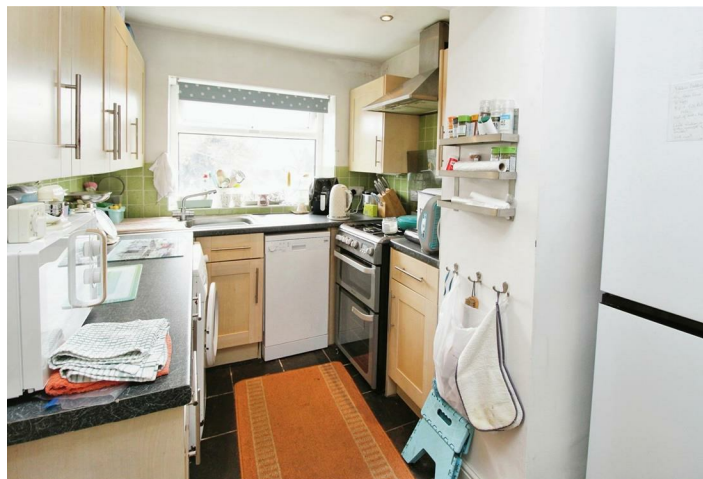
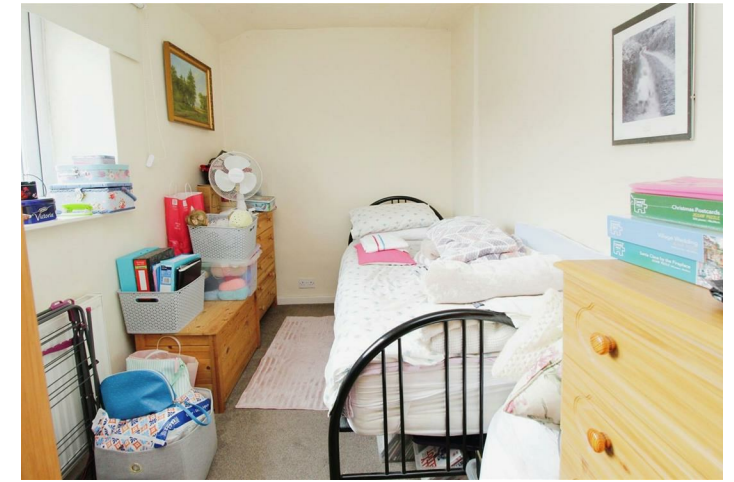
As you step inside, you are greeted by a welcoming entrance hall that leads you to a cosy lounge boasting a charming feature fireplace, perfect for those snug evenings. The kitchen has fitted wall and base units, a free-standing cooker, and space for all your appliances.

Venture downstairs to find a cellar with power and light connected, offering great potential for a variety of uses. Upstairs, the landing leads to two well-appointed bedrooms and a family bathroom complete with a panel bath, shower over, hand wash basin, and a low-level WC.

Outside, the property continues to impress with

a low-maintenance front garden and a rear garden that features a delightful decking seating area, a patio, and beautiful planting borders - ideal for enjoying the outdoors in style.

Conveniently situated in a sought-after location and being sold with no onward chain, this property offers the perfect blend of comfort and convenience. With permit parking available, you can rest assured that your vehicle will always have a secure spot.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom Grade II Listed cottage being sold with no onward chain.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold