



**42 Farfield Grove, Wibsey, Bradford, West Yorkshire, BD6 2LX**  
**Asking Price £299,950**

HAMILTON BOWER are pleased to offer FOR SALE this EXTENDED FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located in Wibsey, Bradford - BD6. With off-street parking, three reception rooms, two bathrooms and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance porch, kitchen, dining room, reception room, lounge, bathroom, three double bedrooms and a single room, an occasional room and a further bathroom. Externally the property has good-sized gardens to both the front and rear, two garden huts and finally off-street parking via the driveway. The property has gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Kitchen



Contemporary kitchen to the extended rear of the property with dual skylight windows and side access to the property. The kitchen is fitted with good range of matching white units with complementary worktops and tiled splashbacks. Appliances include - range cooker with overhead extractor, oven/grill, fridge/freezer, dishwasher, washing machine and sink with drainer.

### Dining Room



Dining room sitting centrally to the first floor with access to the kitchen, bathroom and reception room. With an above skylight window allowing for good natural light and space for a dining table with chairs as seen.

### Lounge



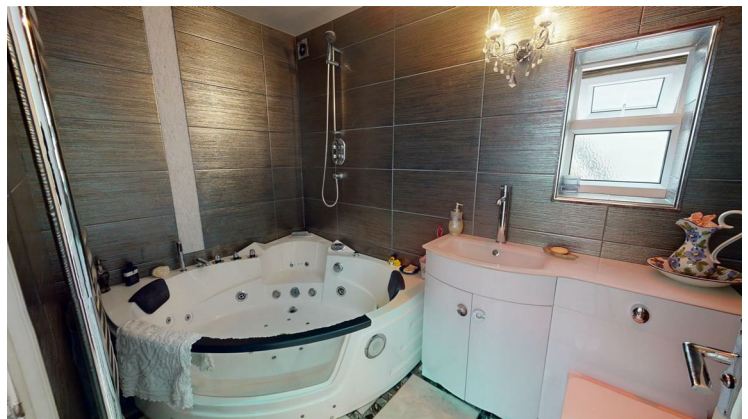
Lounge to the front of the property with a view to the garden. Centred around a gas fireplace with ample room for a large suite as seen.

### Reception Room



The property's third reception room, a second living space currently with access to the lounge and dining rooms. With space for a large suite as seen, and centred around a feature fireplace.

### Bathroom



Ground floor bathroom with access through from the dining room. The bathroom has solid marble flooring and tiled splashbacks and a fitted three-piece suite with units - two-man jacuzzi bath with double shower, wc and wash basin.

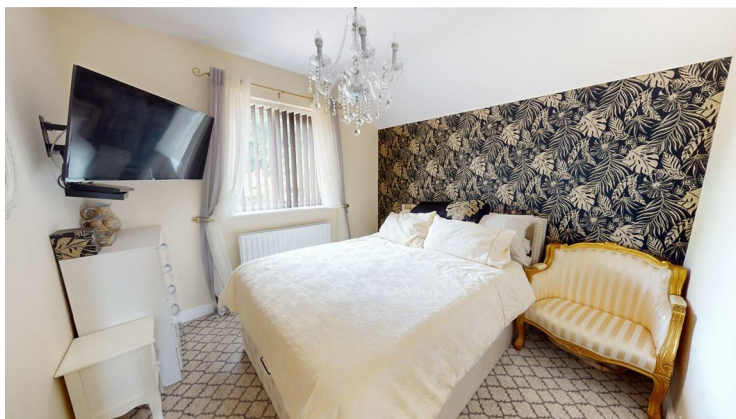
### Entrance Porch

Entrance porch to the front of the property offering an ideal space for a coat and shoe store.

## FIRST FLOOR

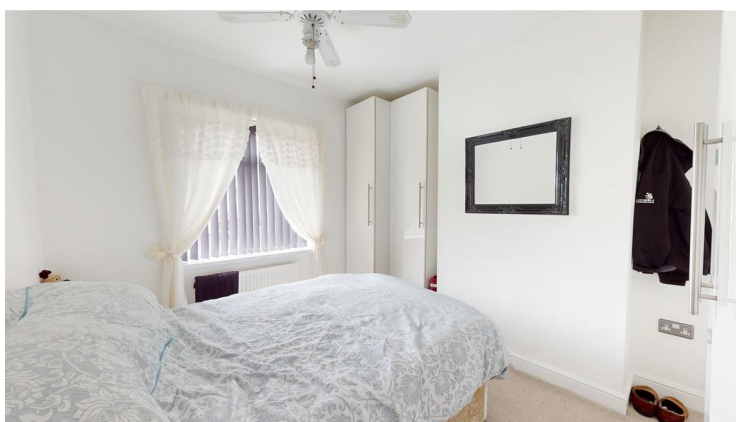


## Primary Bedroom



Good-sized primary bedroom with a view to the rear garden. Offering space for a large bed, side tables and wardrobes as seen.

## Bedroom



Second first floor double bedroom, with a view to the front elevation. Offering space for a large bed, side tables and wardrobes as seen.

## Bedroom



Third bedroom, offering space for a double bed without wardrobes or a single with wardrobes currently. With a storage closet, and space for wardrobes and dressing furniture.

## Bedroom



Fourth bedroom, a single room with a view to the front elevation. Offering space for a single bed or to be used as a home office as seen.

## Bathroom



First floor contemporary house bathroom with tiled flooring and walls. Fitted with a three-piece suite as seen - corner shower with rain head, wc, wash basin and towel rail.

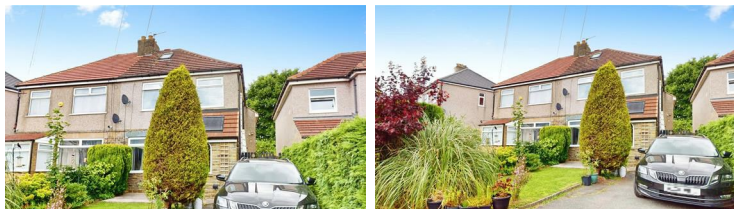
## SECOND FLOOR

### Occasional Room

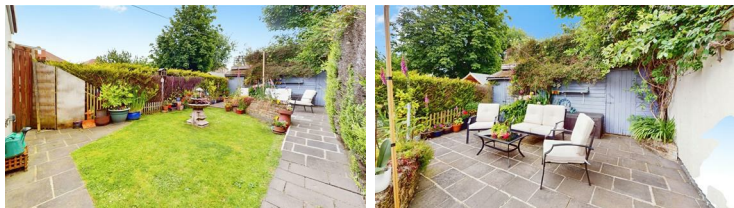


Second floor occasional room with velux window and staircase via first floor landing. Offering potential to be used as a home office, play room or to house a bed.

## EXTERNAL



## Rear Garden



Well-presented garden to the rear of the property with side access and access via the kitchen.

The garden is an ideal sun-trap, has a central lawn and good privacy via the boundary hedging.

To the far end of the garden is a patio area, ideal for outdoor seating as seen.


Finally there is a garden summer house which is split into two, ideal for a garden room/workshop or potentially a bar.

## Front & Driveway



The property has off-street parking for multiple cars to the front via the driveway.

This runs alongside the front garden which has a central lawn and surrounding shrubs.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 