



14 Folly Hall Close, Wibsey, Bradford, West Yorkshire, BD6 1UX
£215,000

A splendid THREE BEDROOM SEMI DETACHED family home located close to the centre of Wibsey Village and all its amenities and excellent transport links. Ideally positioned at the end of a pleasant cul-de-sac the property would suit a variety of potential purchasers.

EPC RATING - C

COUNCIL TAX BAND - C

The property has been lovingly improved and maintained over several years to form a fabulous home on a pleasant cul-de-sac which provides the perfect spot for a wide range of buyers but in particular a growing family given its location on the street and close proximity to the local amenities and schools. There is a garage and ample off road parking available along with gardens to both the side and rear.

GROUND FLOOR

ENTRANCE

Entrance area with oak flooring and a central heating radiator.

LOUNGE

Spacious lounge with high quality oak flooring, a feature wall mounted electric fire, large double glazed window and a central heating radiator.

DINING KITCHEN

The oak flooring continues through from the lounge giving a real 'open plan' feel. The dining kitchen is well appointed with a range of fitted wall and base units with contrasting work surfaces over whilst still allowing ample room for a dining table. There is an integrated electric oven with a 5 ring gas hob and extractor over. Plumbing is available for both a washing machine and a dishwasher. Two central heating radiators, a double glazed window and door opening to the rear garden.

CONSERVATORY

A double glazed conservatory, again with oak flooring. Central heating radiator and door to the rear garden.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Double bedroom to the front elevation with fitted mirrored wardrobes, a central heating radiator and a double glazed window.

BEDROOM

A second double bedroom, this one to the rear with a double glazed window, central heating radiator and a useful storage cupboard.

BEDROOM

A third bedroom, to the front elevation with a double glazed window and a central heating radiator.

BATHROOM

Modern fitted bathroom suite in white comprising of a P shaped bath with shower and curved glass screen over, a low flush W.c and hand wash basin. Tiled flooring, heated towel rail and a double glazed frosted window.

EXTERNAL

To the front of the property a paved area providing off road parking. To the side further parking leading to a detached garage. To the rear and side a pleasant garden with lawn, patio and decking surrounded by mature plants and shrubs.

