



**Folly Hall Road, BRADFORD BD6 1UL**

**welcome to**

**Folly Hall Road, BRADFORD**

Two bedroom cottage in the heart of Wibsey offered with no onward chain, close to local amenities and schools.



**Entrance Vestibule**

Access from the front into entrance vestibule with storage cupboard.

**Lounge**

15' 9" x 15' into recess ( 4.80m x 4.57m into recess )  
With window to the front and gas central heating radiator.

**Kitchen**

9' 1" x 7' 9" ( 2.77m x 2.36m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven and gas hob, plumbing for washing machine and window to the rear.

**Landing**

With window to the rear and gas central heating radiator.

**Bedroom One**

10' 5" max x 10' 1" max ( 3.17m max x 3.07m max )

With window to the front, gas central heating radiator and loft access.

**Bedroom Two**

9' 10" x 7' 9" ( 3.00m x 2.36m )

With window to the front and gas central heating radiator.

**Bathroom**

Three piece suite comprises panel bath, wash hand basin and WC and a window to the rear.

**Outside**

Enclosed private garden to the front with decking.



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welcome to

## Folly Hall Road, BRADFORD

- Two Bedroom
- Cottage
- Enclosed Garden
- No Chain
- Price £120,000

Tenure: Freehold EPC Rating: D

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF114727 - 0003

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