



**Folly Hall Road, Bradford BD6 1TX**

**welcome to**

**Folly Hall Road, Bradford**

Well proportioned two bedroom cottage a stone's throw from Wibsey Village. Well maintained and looked after, perfect investment for variety of buyers. Guide price £120,000-£130,000.



## **Entrance Hall**

### **Lounge**

17' 5" x 13' 10" ( 5.31m x 4.22m )

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

### **Kitchen**

5' 11" x 13' 5" ( 1.80m x 4.09m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, window to the rear and gas central heating radiator.

### **Landing**

Storage cupboard.

### **Bedroom One**

10' 2" x 8' 11" ( 3.10m x 2.72m )

With wooden framed leaded window to the front and fitted wardrobes.

### **Bedroom Two**

5' 8" x 10' 1" ( 1.73m x 3.07m )

With wooden framed leaded window to the front.

### **Bathroom**

Comprises of corner bath with shower attachment, shower cubicle, wash hand basin, w/c, tiled floor and UPVC window to the rear.

### **Outside**

Picturesque and well stocked cottage garden to the front, enclosed by original stone wall.



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## Folly Hall Road, Bradford

- Two bedroom
- Cottage
- Well maintained garden to the front
- Guide price £120,000-£130,000

Tenure: Freehold EPC Rating: D

guide price

**£120,000-£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF114517 - 0003

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