



Farfield Grove, Bradford BD6 2LX

welcome to

Farfield Grove, Bradford

Significantly extended four/five bedroom semi detached property in sought after location, situated just off Halifax Road. The property has undergone a series of improvements by its current owners providing extensive, well maintained and well presented living space.



Entrance Porch

Stone built entrance porch with a featured window rack for storage.

Entrance Vestibule

Bathroom

Comprises of two man jacuzzi bath with shower over, wash hand basin, w/c, tiled walls, marble flooring, built in storage and heated towel rail.

Lounge

9' 7" x 15' 7" (2.92m x 4.75m)

With open fire and provides access from dining room to lounge.

Dining Room

11' 7" x 9' 5" (3.53m x 2.87m)

Off the kitchen with sky light window.

Third Reception Room

13' 4" x 11' 2" (4.06m x 3.40m)

With feature fireplace with gas fire, window to the front and radiator.

Kitchen

10' 2" x 12' 10" (3.10m x 3.91m)

Fitted kitchen with a range of cream wall and base units incorporating sink and drainer with work surfaces, kickboard heater, integrated dishwasher and washing machine, underfloor heating, metro splash back tiles, gable end window and two velux windows.

Landing

Bedroom One

9' 2" x 9' 2" (2.79m x 2.79m)

With window to the rear.

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)

With window to the front.

Bedroom Three

6' 7" x 7' (2.01m x 2.13m)

Currently used as an office with window to the front and radiator.

Bedroom Four

7' 4" x 9' 8" (2.24m x 2.95m)

With walk in wardrobe, radiator and window to the rear.

Shower Room

Located on the first floor with shower, wash hand basin, w/c and heated towel rail.

Attic

Occasional room accessed via fixed staircase with velux window.

Outside

Lawned garden to the front with well stocked borders and paved area. Drive to the side with space for multiple cars. Side access to the rear garden, rear garden has lawned and patio areas and various outhouses and storage.



view this property online williamhbrown.co.uk/Property/BDF115418



welcome to

Farfield Grove, Bradford

- Four/five bedrooms
- Semi detached property
- Driveway with parking for multiple cars
- Gardens to the front and rear
- Asking Price £275,000

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BDF115418](https://www.williamhbrown.co.uk/Property/BDF115418)



Property Ref:
BDF115418 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)