









welcome to

Farfield Grove, Bradford

A must view three/four bedroom extended semidetached property sat on a corner plot with gardens to three side, driveway and garage.













Entrance Hall

With radiator.

Lounge

12' x 13' 5" into recess (3.66m x 4.09m into recess) With window to the front, fireplace and radiator.

Dining Room

9' 8" x 12' 2" into recess ($2.95m \times 3.71m$ into recess) With window to the rear and fireplace.

Kitchen/ Diner

9' 8" x 13' 8" (2.95m x 4.17m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, radiator, window and door to the side. With newly fitted boiler.

Third Reception/ Bed Four

9' 5" x 10' 10" (2.87m x 3.30m)

Located on the ground floor with window to the front and radiator.

Landing

With window to the side.

Bedroom One

9' 5" x 10' 10" (2.87m x 3.30m) With window to the front and side.

Bedroom Two

10' into recess x 11' 5" (3.05m into recess x 3.48m) With window to the front and radiator.

Bedroom Three

7' x 6' 5" (2.13m x 1.96m)
With window to the rear and radiator.

Bathroom

Three piece suite comprises of bath, wash hand basin, w/c, storage cupboard and window to the side.

Outside

With patio garden to the front, lawn area to the side and garden space to the rear with driveway leading to detached garage.





welcome to

Farfield Grove, Bradford

- Three/ Four bedrooms
- Two reception rooms
- Semi detached property
- Set in a corner plot
- Offers in the region of £220,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in the region of

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115873



Property Ref: BDF115873 - 0003 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 quidance 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.



01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.