



6 Folly Hall Close, Bradford, BD6 1UX
Bradford

Offers in the Region of
£239,950



Bedrooms: 3 | Bathrooms: 1 | Reception: 2

Situated on a quiet cul-de-sac just a stone's throw from the ever-popular Wibsey Village, this beautifully presented three-bedroom semi-detached home is ready to move straight into.

Finished to a high standard throughout, the property boasts a stylish living room complete with a contemporary media wall, a stunning luxury kitchen featuring a breakfast bar, and a bright conservatory overlooking the rear garden. Upstairs, you'll find three well-proportioned bedrooms and a modern luxury bathroom finished with quality fittings.

Externally, the property offers excellent kerb appeal with gardens to both the front and rear. The enclosed rear garden features a low-maintenance composite decked seating area, perfect for relaxing or entertaining. A large driveway provides off-road parking for up to three vehicles and leads to a detached single garage.

Ideally located close to local amenities, schools and transport links, this fantastic home is perfect for families, first-time buyers and anyone looking for a property that's ready to enjoy from day one. Early viewing is highly recommended.

Entrance Hallway

Enter via a composite door into the hallway. Access to the living room. Carpeted stairs rise to the first floor accommodation.

Living Room

A spacious living room with a feature media wall housing shelving, TV and an electric living flame modern fire. PVCu bay window to front aspect allowing plenty of natural light.

Kitchen

To the rear is this modern kitchen with laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of and eye level electric oven, a gas hob, an extractor, a dishwasher and an inset stainless steel sink. There are two free standing spaces, one with plumbing for a washing machine and one for an American fridge/freezer. There is a stylish breakfast bar with seating for four people and a useful walk in storage cupboard. PVCu patio doors lead into the conservatory and a further PVCu door leading to a useful porch.

Conservatory

Off the kitchen is the conservatory with tiled flooring and PVCu windows to two sides. PVCu doors lead out to the rear patio.





Porch

A useful porch with tiled flooring and PVCu window. A PVCu door leads out to the rear.

Landing

Carpeted stairs rise to the first floor accommodation. PVCu window to side aspect. Access to the loft.

Bedroom One

To the front is a spacious double bedroom with fitted wardrobes. PVCu window to front aspect.

Bedroom Two

To the rear is a second double bedroom with fitted wardrobes. PVCu window overlooking the rear garden.

Bedroom Three

To the front is a single bedroom (currently used as an office). PVCu window to front elevation.

House Bathroom

A modern fully tiled house bathroom with hi-gloss ceramic tiled flooring. Comprising of: a WC, a wash basin, a P-shaped bath with rainhead shower, hand held attachment and glass screen. Benefitting from a mirror and a PVCu privacy window to the rear.

Exterior

To the rear of the property is an enclosed garden with a lawn and a compsite decking area, an ideal place to relax or entertain. To the front is a further lawn with a paved driveway (off-road parking for three cars) leading to a single detached garage with electric and lighting.







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