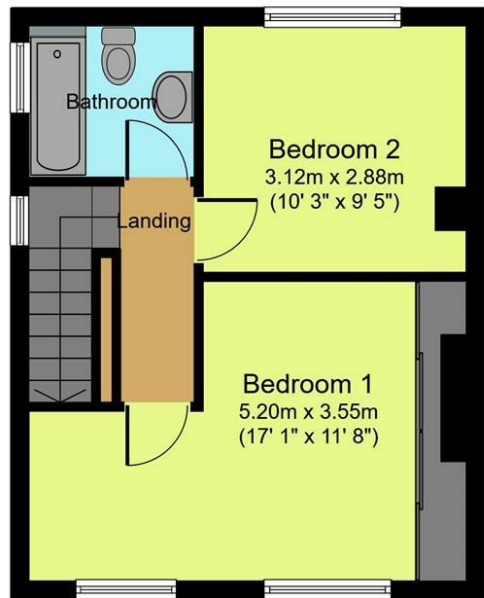



Ground Floor



First Floor

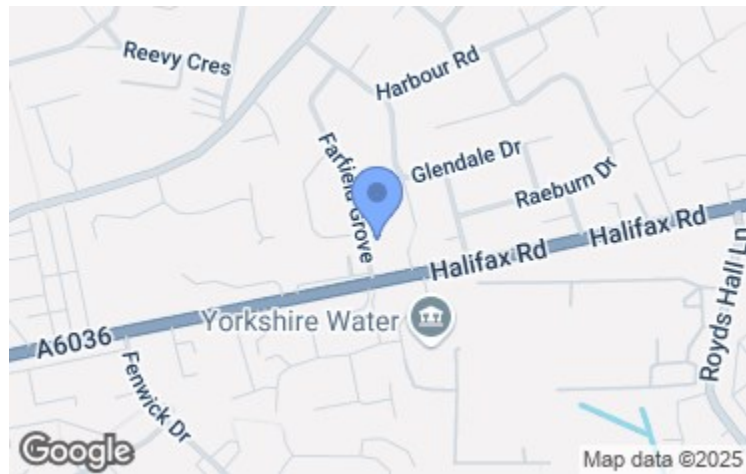
Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### Viewing arrangements

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com



### Directions

See mapping.



**Farfield Grove, Bradford, BD6 2LX**  
**Offers Over £180,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Farfield Grove, Bradford, BD6 2LX

 2  2  1

No Onward Chain \*\*\* Two Reception Rooms  
\*\*\* Potential To Extend STPP \*\*\* Close To Local  
Schools, Shops And Amenities. Located in the  
desirable area of Farfield Grove, Bradford, this  
charming semi-detached house presents an  
excellent opportunity for both first-time buyers  
and those looking to downsize. Originally a  
three-bedroom property, it has been  
thoughtfully reconfigured to offer two spacious  
double bedrooms, providing ample room for  
relaxation and rest.

Upon entering, you are welcomed by an  
inviting entrance porch that leads into a bright  
entrance hall. The lounge, featuring a lovely  
bay window and an electric fire, creates a warm  
and cosy atmosphere, perfect for unwinding  
after a long day. Adjacent to the lounge is the  
dining room, also equipped with an electric fire,  
making it an ideal space for entertaining family  
and friends. The well-appointed kitchen boasts  
fitted wall and base units, a double oven, an  
electric hob with an extractor hood, and ample  
space for appliances, ensuring that culinary  
enthusiasts will feel right at home.

The first floor comprises two generously sized  
double bedrooms, providing plenty of natural  
light and comfort. The family bathroom is  
conveniently located and features a bath with a  
shower over, a low-level WC, and a hand wash  
basin, catering to all your daily needs.

Outside, the property offers a driveway with  
parking for ample vehicles, a garden complete  
with a patio seating area, a well-maintained  
lawn, and mature borders, creating a delightful  
outdoor space for relaxation and enjoyment.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Two bedroom semi-detached house in sought after  
location being sold with no onward chain.

Rating authority  
Borough Council Tax Band B

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME  
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates  
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated  
by the Financial Conduct Authority.

Tenure  
Freehold