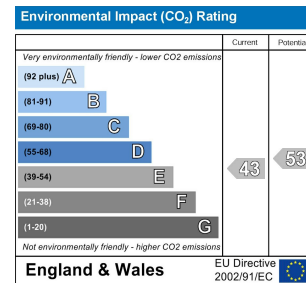
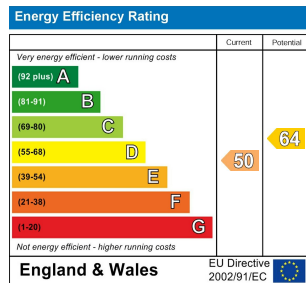


# Farm Hill Road, Bradford, West Yorkshire BD10 8BY Offers In The Region Of £100,000 Freehold



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.

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SALES & LETTINGS

**\*\* NEWLY REFURBISHED FAMILY HOME \*\* IDEAL FIRST TIME BUYERS / BUY-TO-LET INVESTOR PROPERTY \*\* SEMI DETACHED \*\* POPULAR RESIDENTIAL LOCATION \*\* LOUNGE \*\* KITCHEN \*\* TWO BEDROOMS + OCCASIONAL ROOM TO LOFT AREA WITH STAIRCASE \*\* GARDEN \*\***

Newly refurbished semi detached family home in this popular residential location. Would suit first time buyers / Buy to let inventors. Ideally positioned for local amenities and local schools.

Briefly comprising of Entrance, Lounge with bay window, Newly fitted modern kitchen having a range of fitted units with contrasting work surfaces. Oven hob and extractor. Plumbed for washing machine. Staircase leads to first floor landing. 2 Bedrooms, Newly fitted modern bathroom comprising P Shaped bath with over bath shower, pedestal basin, low flush WC. Further staircase leads up to the loft area which could be used as an occasional room, home office etc. Newly plastered throughout, modern neutral décor. Newly carpeted throughout.

Externally the garden to the front has mature shrubs. Garden to rear. The property benefits from uPVC double glazing and Gas central heating.