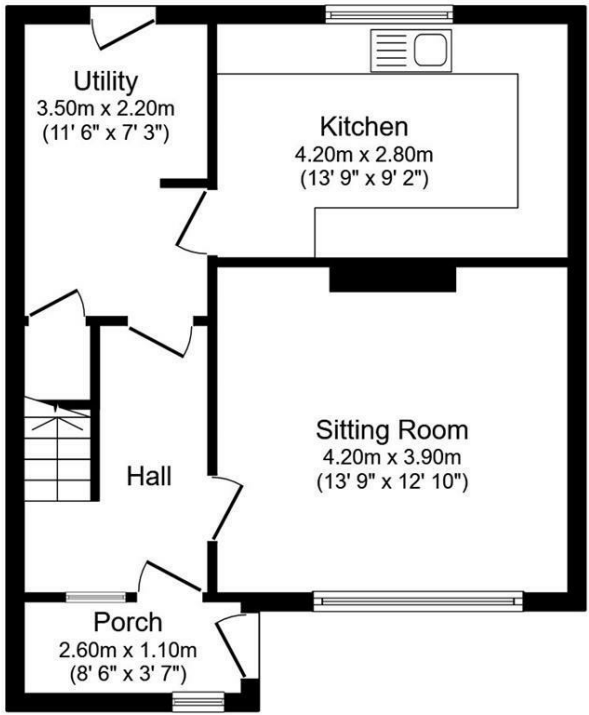
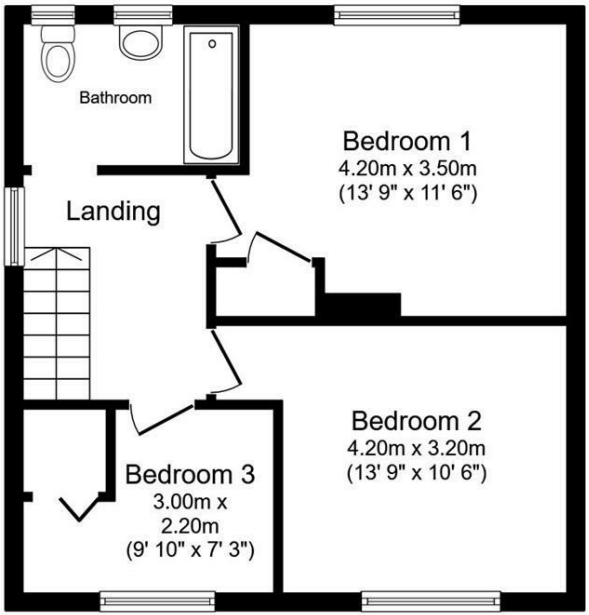


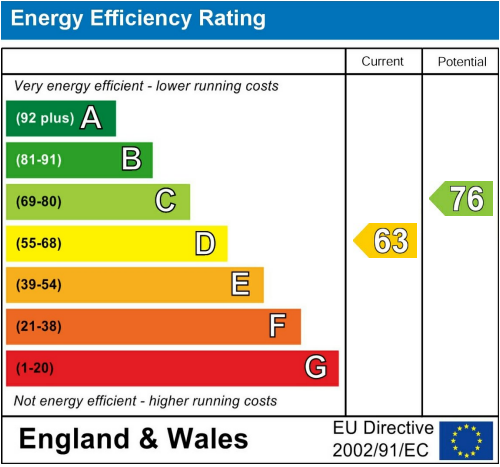
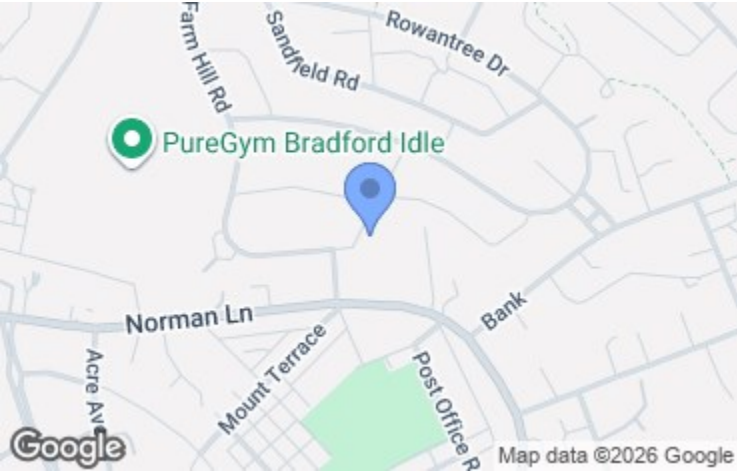


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



Directions

See Mapping.



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Farm Hill Road, Bradford, BD10 8BY
Offers In The Region Of £190,000

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.



Farm Hill Road, Bradford, BD10 8BY

 1  3  1

**** REFURBISHED THROUGHOUT ****
MODERN KITCHEN & BATHROOM **
**ENCLOSED REAR GARDEN ** END OF CUL-
DE-SAC POSITION ** READY TO MOVE IN
FEEL **** A beautifully refurbished semi-
detached family home offering a perfect blend
of modern living and comfort. Having recently
undergone extensive refurbishment, the
property has a contemporary finish throughout
and a "ready to move in feel."

Upon entering, you are greeted by a charming
porch that features built-in cloak and shoe
storage, leading into a spacious entrance hall.
The lounge sits to the front aspect of the ground
floor providing a cosy space for relaxation,
while the kitchen at the rear is well-equipped
and flows seamlessly into a separate utility
room, enhancing practicality for everyday
living. The modern kitchen it fitted with a range
of grey wall and base units, with an integral
oven, gas hob and dishwasher, in a Shaker Style
design and complimentary worksurfaces,
flooring and splashbacks.

The first floor boasts a bright landing with a
window to the side and a convenient loft hatch
with a drop-down ladder for easy access to
additional storage. The master bedroom, located
at the rear, overlooks the tranquil garden, the
second double bedroom offers ample space,
while the third single room, currently utilised as
a home office, features built-in storage, catering
to modern work-from-home needs. The fully
tiled bathroom is stylishly appointed with a
three-piece suite including a bath and shower
over, wash hand basin and w/c.

Externally, the property benefits from off-street
parking with a driveway at the front adjacent to
a garden which is enclosed and offers potential
further parking spaces. The side access leads to
a secluded rear garden, surrounded by tall
mature trees, providing a privacy. The garden is
laid to lawn with a lovely patio seating area,
perfect for enjoying sunny days.

All rooms throughout are equipped with double
glazing, gas central heating, modern decor and
high quality flooring.



Fixtures & fittings

Stunning 3 Bedroom Semi-Detached Home Within Popular Residential Location, Recently Refurbished With A Ready To Move In Feel.

Rating authority
Borough Council Tax Band A

Services

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

Tenure
Freehold