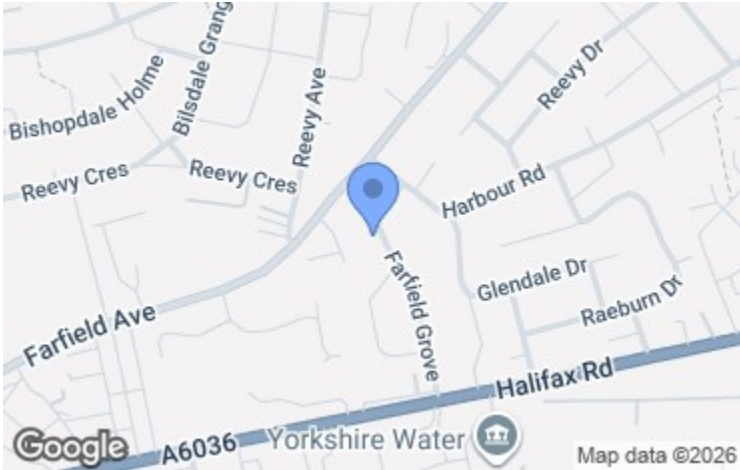




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274621625
lettings@wwestateagents.com

Directions

See Mapping

Farfield Grove, Bradford, BD6 2LU
£1,100 Per Month

9 The Green, Idle, Bradford, BD10 9PT | 01274621625 | lettings@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 2LU

 0  3  0

**** AVAILABLE NOW ** THREE BEDROOMS**
**** SEMI DETACHED ** SPACIOUS LIVING**
AREA INCLUDING CONSERVATORY **
NEW CARPETS AND FLOORING**

Situated in a popular location close to local amenities this delightful semi detached house is perfect for those seeking a comfortable and spacious living space.

Upon entering, you are welcomed by a spacious open plan lounge area and dining room which has an electric feature fire. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a sense of openness and light throughout the home.

The kitchen is fitted with contemporary wall and base units, and providing ample space for appliances, an electric oven, and an electric hob. This also has an integrated fridge freezer and dishwasher. The kitchen also offers convenient access to the side of the house and driveway.

The property also has a large conservatory with

double doors to the garden and plenty of windows letting lots of natural sunlight in ideal for entertaining guests.

To the first floor there is two double bedrooms, one which has a large fitted wardrobe. The third bedroom is a single room. The first floor also has a fully tiled house bathroom with a three piece suite with shower over head and WC. The bathroom consists of fitted cupboards giving you ample storage space.

Externally to the front of the property there is a large driveway and garage. To the rear of the property is an enclosed spacious garden.

The surrounding area of is known for its friendly community and convenient amenities, making it an excellent choice for those looking to settle in a vibrant neighbourhood. With local schools, parks, and shops just a stone's throw away, everything you need is within easy reach.

| Rent £1,100 | Bond £1,100 | Holding Deposit £253 | EPC D | Council Tax Band B |



Fixtures & fittings	Services
Rating authority Borough Council Tax Band B	Tenure