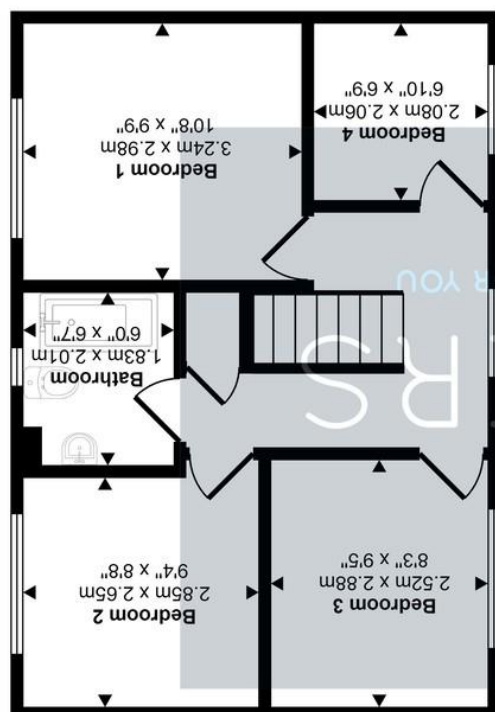
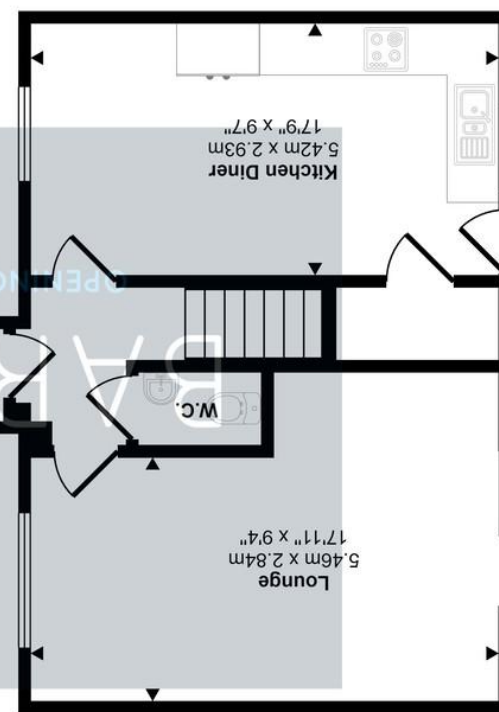


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor
Approx 44 sq m / 471 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



Approx Gross Internal Area
88 sq m / 950 sq ft

Score	Energy rating	Current	Potential
92+	A	85 B	
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BARKERS
Select Collection



3 Farfield Ave
Wibsey, BD6 2EB
Asking Price Of £275,000

- ⊗ DETACHED PROPERTY
- ⊗ KITCHEN/DINER
- ⊗ LOUNGE
- ⊗ FOUR BEDROOMS
- ⊗ HOUSE BATHROOM
- ⊗ LARGE ENCLOSED REAR GARDEN
- ⊗ LARGE DRIVEWAY FOR SEVERAL VEHICLES
- ⊗ SINGLE GARAGE
- ⊗ GAS FIRED CENTRAL HEATING
- ⊗ UPVC DOUBLE GLAZING



Full Description

DESCRIPTION

Only by internal inspection can one truly appreciate this spacious four bedroomed detached property which benefits from uPVC double glazing and gas fired central heating with access to local amenities, the M62 motorway network and local schools. The accommodation comprises on the ground floor: porch, cloak/WC, kitchen/diner, lounge. To the first floor are four bedrooms and house bathroom. To the rear of the property is an enclosed garden that surrounds the property with a patio area ideal for outside entertaining, to the front is a lawned garden with large driveway for several vehicles leading to a single garage.

PORCH/ENTRANCE HALL

Part glazed front door leading into porch area with "Versace" tiled walls, door leading into entrance hall with doors leading off into kitchen/diner, lounge, stairs leading to the first floor.

DINING/KITCHEN

17' 9" x 9' 7" (5.41m x 2.92m)

Fitted with a range of modern high gloss base and wall units, complementary work surfaces with splash back tiling, electric oven with extractor over, integrated dishwasher, microwave, fridge/freezer, plumbing for automatic washing machine, tiled flooring, ceiling spotlights, pantry housing the boiler, part glazed door leading out to rear garden.

LOUNGE

17' 11" x 9' 4" (5.46m x 2.84m)

Featuring a feature fireplace with living flame gas fire, sliding patio doors leading out into the rear garden.

CLOAKS/WC

Fitted with two piece suite comprising low flush WC, pedestal hand wash basin, chrome heated towel rail, extractor, "Versace" tiled flooring.

FIRST FLOOR LANDING

With stairs leading to the first floor with doors leading off into four bedrooms and house bathroom, boarded loft with drop down ladder, built in store cupboard.

HOUSE BATHROOM

6' 0" x 6' 7" (1.83m x 2.01m)

Fitted with a three piece modern white suite comprising low flush WC, inset hand wash basin with vanity unit, panelled "P" shaped bath with curved shower screen and rainwater shower head, chrome heated towel rail, extractor, fully tiled walls and flooring, ceiling spotlights.

MASTER BEDROOM

10' 8" x 9' 9" (3.25m x 2.97m)

Double bedroom to the front of the property.

BEDROOM TWO

9' 4" x 8' 8" (2.84m x 2.64m)

Double bedroom to the rear of the property.

BEDROOM THREE

8' 3" x 9' 5" (2.51m x 2.87m)

Double bedroom to the rear of the property.

BEDROOM FOUR

6' 10" x 6' 9" (2.08m x 2.06m)

Single bedroom to the rear of the property.



EXTERIOR

To the front of the property is a small enclosed lawned garden with large driveway for several vehicles leading to a single garage. To the rear of the property is a large enclosed lawned garden that surrounds the property with patio area ideal for outside entertaining.

DIRECTIONS

From our Birkenshaw Office head south east on Old Lane towards Royds Walk the turn right onto Whitehall Road (A58) at Chainbar roundabout take the 5th exit onto the M606 exit to Leeds/Bradford airport at junction 3 take the A6177 to Ring Road West at Staitgate roundabout take the 2nd exit onto Rooley Avenue at Odsal Top take the third exit onto Halifax Road the turn right onto Fairfield Grove, left onto Harbour Road, left onto Wibsey Park Avenue where the property will be identified on the left by our For Sale board.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

