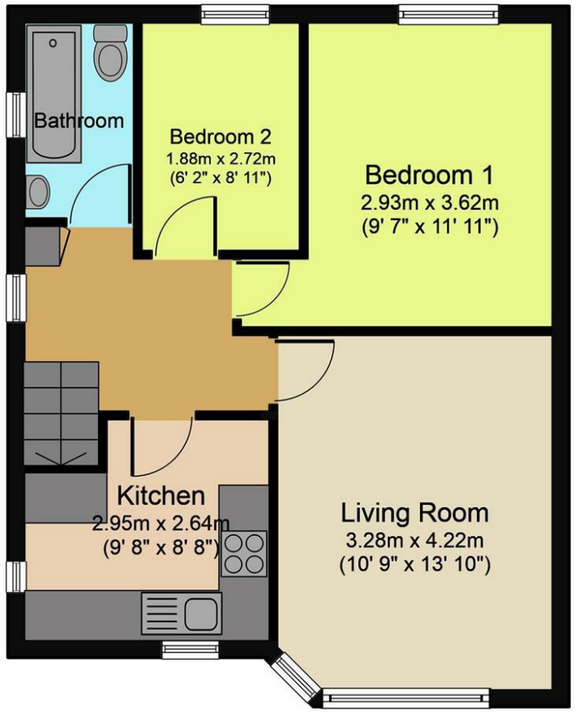
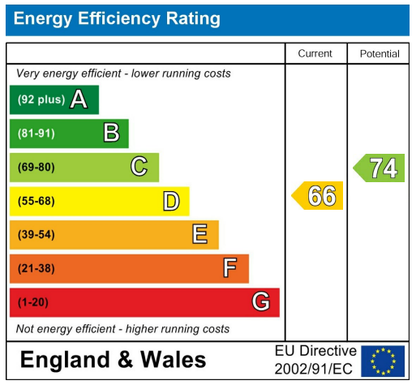
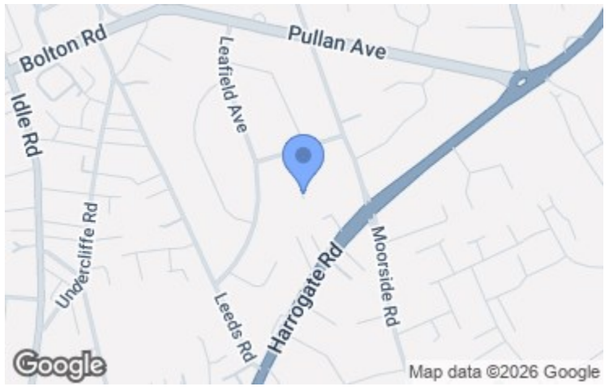


Floor plan

Created using Vision Publisher™





Viewing arrangements

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

Directions

see mapping

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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.







Leafield Grove, Bradford, Yorkshire BD2 3SA
Offers In The Region Of £100,000

Leafield Grove, Bradford, Yorkshire BD2 3SA

1 2 1

** 2 BEDROOMS ** FIRST FLOOR APARTMENT ** MODERN FINISH THROUGHOUT ** GENEROUS REAR GARDEN ** IDEAL FIRST TIME BUYER ** POTENTIAL BUY TO LET INVESTMENT **
A two bedroom first floor apartment offers affordable living accommodation situated in a desirable location.

The accommodation briefly comprises: Private entrance hall stairs rise to the first floor with a landing incorporating a built in storage cupboard and access to a large loft space access via a ladder, perfect for storage or conversion subject to planning.

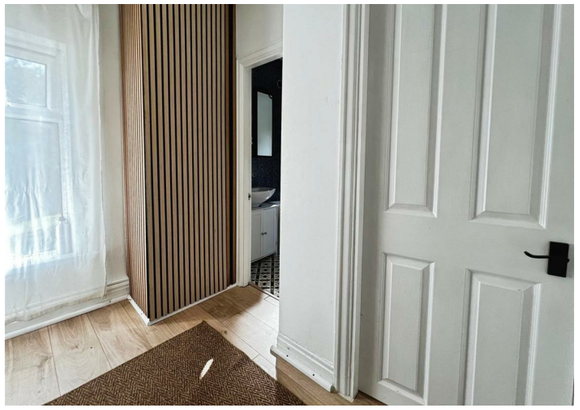
The spacious lounge benefits from a large bay window allowing lots of natural light, laminate flooring and modern decor. The modern fitted kitchen consists of a range of base & wall Shaker Style units with complimentary work surfaces, stainless steel sink with mixer taps & tiled splash backs. Integrated electric oven and gas hob with over head extractor hood, plumbed for a washing machine, space for fridge freezer and finished with neutral decor.

The master bedroom is a generous double with light and modern neutral decor, laminate flooring, and a window over-looking the rear garden. A second dingle bedroom is currently utilised as a walk-in wardrobe but would be an ideal guest bedroom or home office. The bathroom consists of a three piece suite in white with chrome fittings, over bath shower with screen and finished with decorative paneling, chrome ladder towel rail and vinyl flooring.

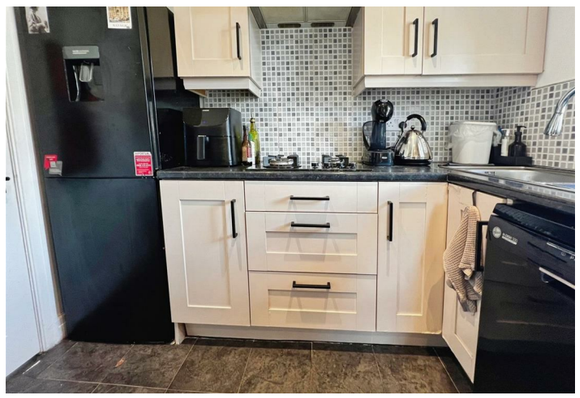
Externally the property benefits from an enclosed rear garden. Please note the ground floor apartment has the driveway and garden to the front of the property.

Fully central heated & UPVC double glazed.



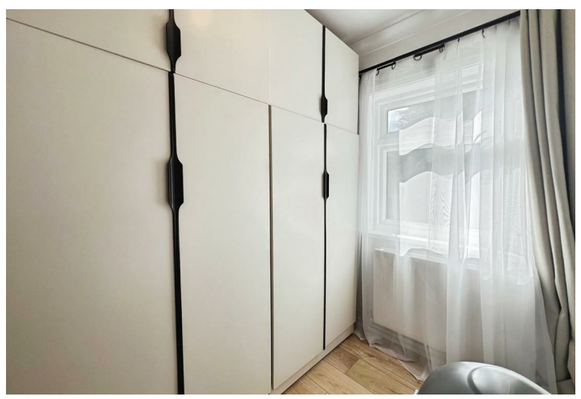












Fixtures & fittings
A spacious 2 bedroom first floor apartment with uPVC double glazing and gas central heating

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Leasehold