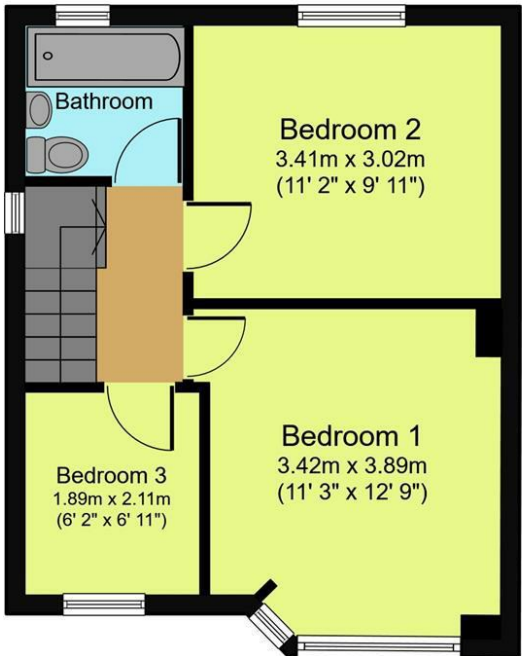
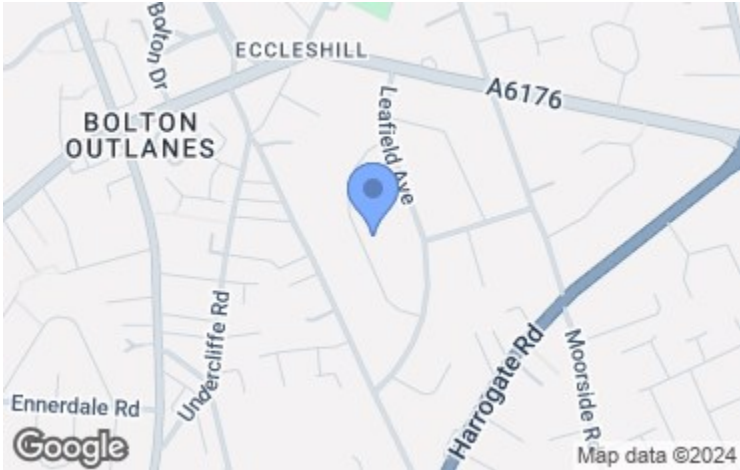
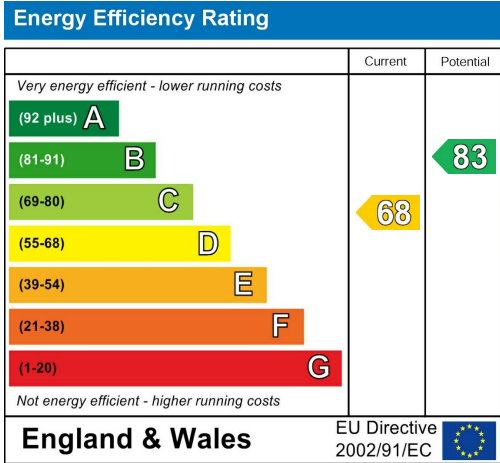


Ground Floor



First Floor

Created using Vision Publisher™



Directions

See mapping.



Viewing arrangements

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

Leaffield Crescent, Bradford, BD2 3SQ  
Offers In The Region Of £225,000

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.



IMMACULATE EXTEND SEMI-DETACHED  
\*\* 3 BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\* NEW COMBI BOILER \*\* OFF ROAD PARKING & GARAGE \*\* NO CHAIN \*\* Situated on the popular Leaffield's just outside Eccleshill village, the property is within close proximity to local amenities, reputable schools & handily positioned for commuting to both Leeds & Bradford.

PVCu door open into hallway, oak laminate flooring, side elevation window, access to all rooms. The spacious lounge has a feature papered wall, Louis surround with marble back & hearth, inset brushed chrome living flame fire, cornice ceiling, picture rail, half bay window with vertical blinds overlooking the front garden, finished with modern décor and carpet flooring.

The extended kitchen is both modern and spacious, having a wide selection of soft white matt units with complimentary worktops, acrylic sink with instant boiling hot water mixer tap, Integrated fan oven, five ring gas hob and

extractor chimney. Complete with space for Fridge/freezer, plumbed for washer, side elevation door, useful pantry storage and finished with recessed LED lighting and LVT oak flooring. French doors open to the rear garden.

First floor landing offers access to all bedrooms and the family bathroom. The master double bedroom has light décor with free standing wardrobe, half bay window, C/H radiator and carpet flooring. Bedroom 2 is also a spacious double room with free standing wardrobe, wall cupboards and a generous sized single bedroom makes up the sleeping arrangements. The modern bathroom is fully tiled with a white three piece suite with matt black fixtures & fittings, comprising of panel bath tub with over shower unit, hand wash basin with mixer tap, towel radiator and push button W.C.

Externally is a patinated driveway & detached garage, lovely laid lawn to the front garden with mature planted borders. To the rear we have a low maintenance private garden with patinated printed patio area with timber fencing.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Beautiful Family Home Ready To move In & Offered  
With No Onward Chain.....

Rating authority  
Borough Council Tax Band B

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

Tenure  
Freehold