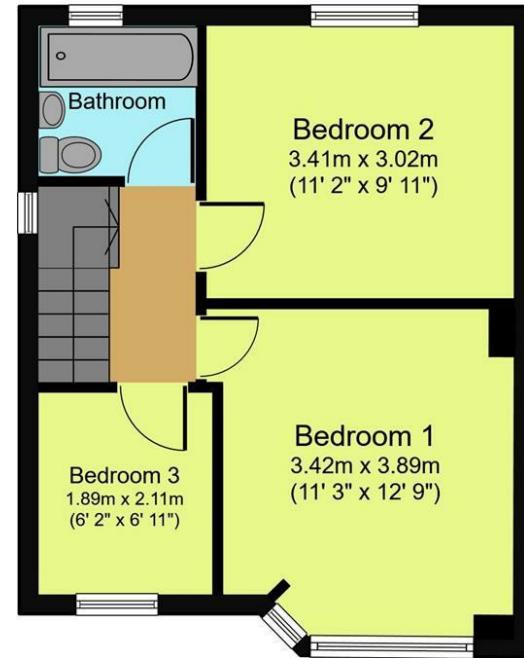


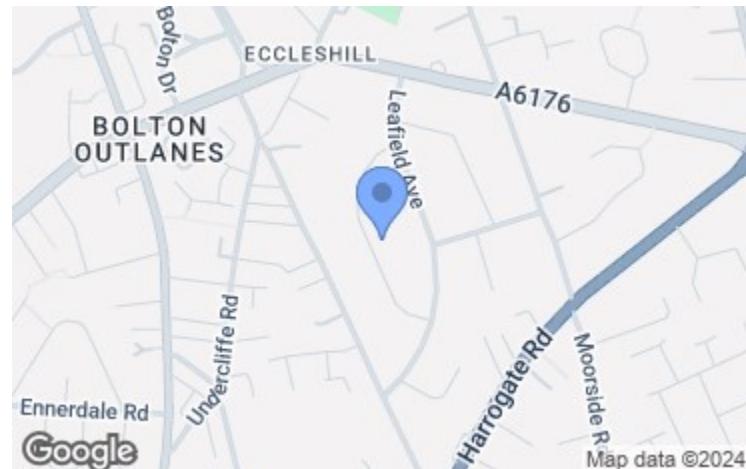
Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping.



Viewing arrangements

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

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

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.



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

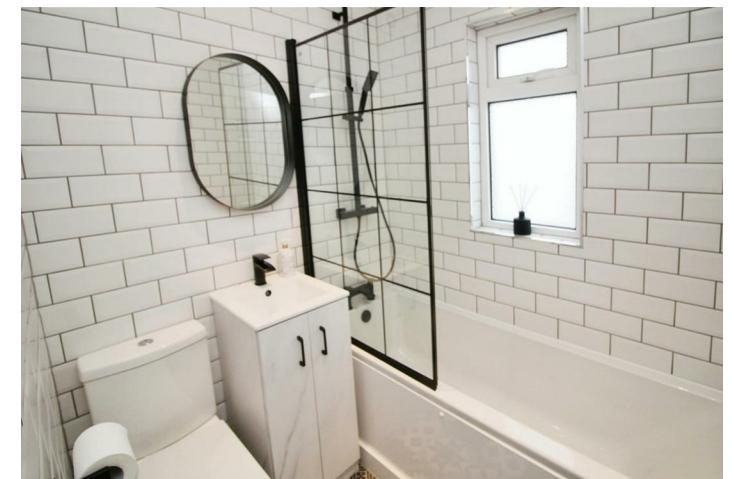
PVCu door open into hallway, oak laminate
 flooring, side elevation window, access to all
 rooms. The spacious lounge has a feature
 papered wall, Louis surround with marble back
 & hearth, inset brushed chrome living flame
 fire, cornice ceiling, picture rail, half bay
 window with vertical blinds overlooking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