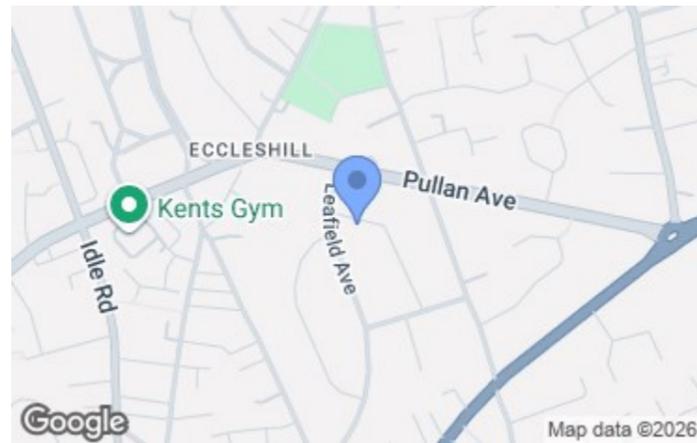


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



Leaffield Drive, Bradford, BD2 3RX
Auction Guide £130,000

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.



Leaffield Drive, Bradford, BD2 3RX



**** 3 BEDROOMS ** SEMI-DETACHED ** IN NEED OF MODERNISATION ** SOLD BY MODERN METHOD OF AUCTION ** NO ONWARD CHAIN ** STARTING BID £130,000 ** BUYERS FEES APPLY **** A three bedroom semi-detached house situated in a popular residential location, in need of full modernisation throughout offered to the market with no onward chain, via the modern method of auction.

The ground floor comprises an entrance hall, two spacious reception rooms to the front and rear with a separate kitchen. The lounge is naturally lit via a bay window to front with the dining room sits to the rear aspect with a window looking out into the garden, both rooms benefitting from gas central heating radiators. The kitchen is in need of updating with some wall and base units fitted, space and plumbing for appliances, a sink and drainer and window to rear.

The first floor landing leads to two double bedrooms both with windows and gas central

heating, and a third single bedroom comprising the same. A family bathroom completes the first floor with a three piece suite including a bath and shower over, wash hand basin and w/c.

Externally, the property sits on a substantial plot offering ample off-street parking and a detached garage with a lawn garden to front, with a private rear garden, mainly laid to lawn with a patio seating area with mature garden borders. The outside space offers superb potential for further extension subject to planning permission.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Property In Need Of A Full Schedule Of Modernisation Offered To The Market With No Onward Chain Via The Modern Method Of Auction.

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