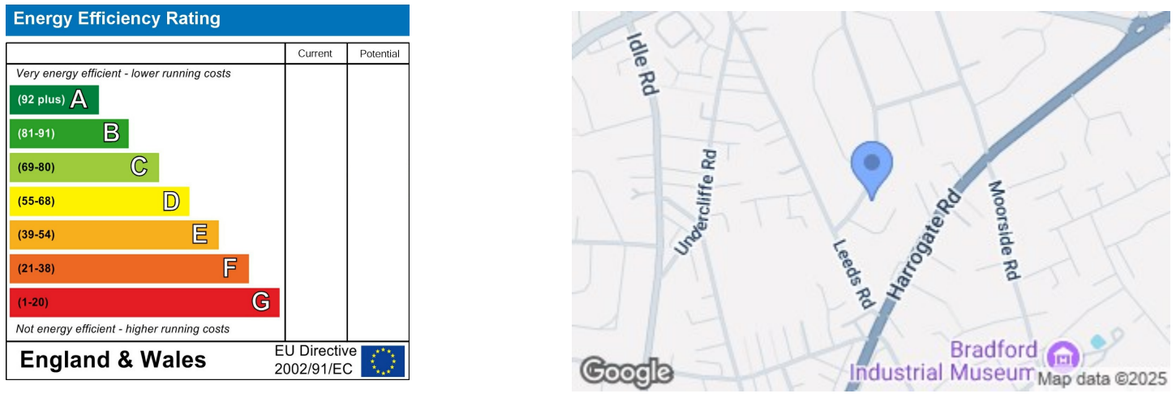

Viewing arrangements

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

Directions

See Mapping.

Leafield Avenue, Bradford, West Yorkshire BD2 3SD

Offers In The Region Of £210,000

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.

Leafield Avenue, Bradford, West Yorkshire BD2 3SD

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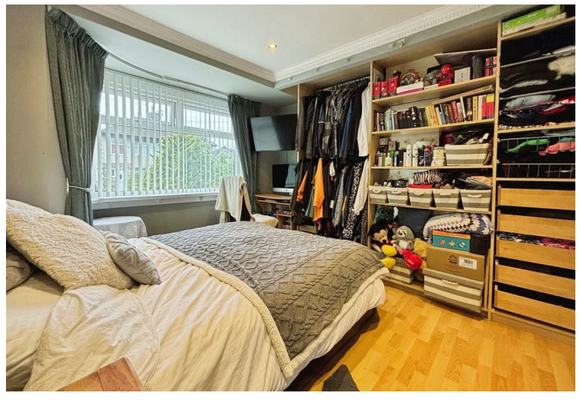
** 3 BEDROOMS ** SEMI-DETACHED ** POTENTIAL TO CONVERT BASEMENT ** IDEAL FAMILY HOME ** LARGE REAR GARDEN ** OFF-STREET PARKING ** This charming three-bedroom semi-detached family home offers a delightful blend of comfort and potential. Spanning two floors, the property boasts a well-thought-out layout, perfect for family living.

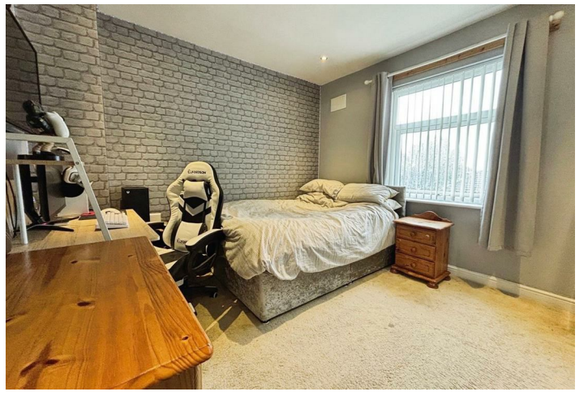
Upon entering, you are greeted by a welcoming entrance hall featuring laminate flooring, which leads to the lounge, dining kitchen and stairs to the first floor. The lounge features a bay window allowing for ample natural light, a gas fire and mantle over, laminate flooring and radiator. The open-plan dining kitchen is a highlight, designed for both functionality and family gatherings. It is equipped with modern wall and base units, a breakfast bar, and essential appliances including an electric oven, gas hob, and dishwasher. With ample space for a dining table, fridge freezer and washing machine. With views of the rear garden, this area is sure to be the heart of the home.

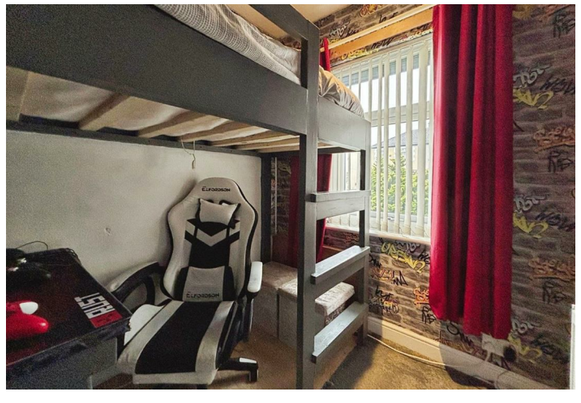
The first floor comprises three well-proportioned bedrooms. The main double bedroom is includes fitted wardrobes and a bay window, while the second double bedroom overlooks the tranquil rear garden. The third bedroom, a single, is perfect for a child or as a study. The family bathroom is fully tiled and includes a bath with a shower over, ensuring convenience for all.

Externally, the property boasts a well-maintained lawn to the front, bordered by mature gardens for added privacy. A gated driveway provides off-street parking, while the large enclosed rear garden, mainly laid to lawn, offers a peaceful retreat for outdoor activities. Additionally, the house features a cellar that presents an excellent opportunity for storage or potential conversion, subject to planning permissions.

This property is not only a lovely family home but also a canvas for future enhancements, making it a must-see for those seeking a blend of comfort and opportunity in a desirable location.







Train
your text here

Primary School
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Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home Situated Within A Popular Residential Home.

Rating authority
Borough Council Tax Band B

Services

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Tenure
Freehold