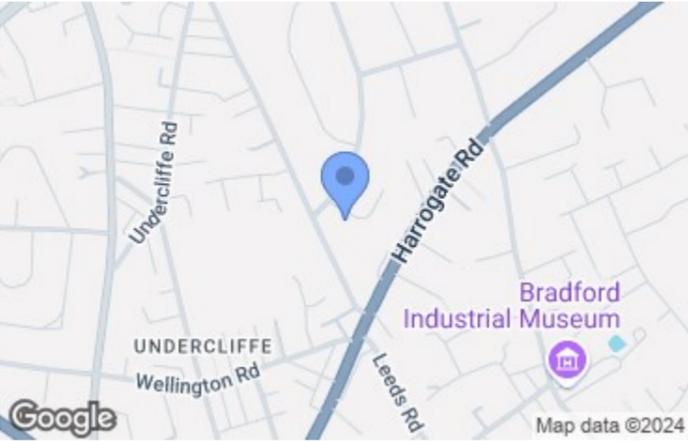




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping

**Leaffield Terrace, Bradford, BD2 3SH
 Offers In The Region Of £190,000**

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.



**** SEMI DETACHED PROEPRTY ** OOOZING KERB APPEAL ** ELECTRIC CAR CHARGER ** SPACIOUS ACCOMMODATION ** IMMACULATLEY PRESENTED ** POULAR LOCATION ** WELL MAINTAINED GARDENS **** This much loved family home offers spacious well presented accommodation, situated in a popular location close to local amenities, reputable schools & handily positioned close to the Leeds Bradford boarder making it an ideal base for commuting. The accommodation briefly comprises: welcoming entrance hall with side elevation window, under stairs storage and laminate oak flooring. The spacious lounge benefiting from a large half bay window allowing lots of natural light to flow complemented by light tasteful décor with feature papered wall. Chimney breast offering handy media housing& finished with cornice ceiling, wall lights and laminate oak flooring. The large dining kitchen consists of a range of base & wall units in light oak with complementary worksurfaces, stainless steel sink with mixer tap & tiled splash backs.

Integrated oven with gas hob & over head extractor hood, plumbed for a washing machine, space to house a fridge freezer & ample space for dining furniture. French doors showcase lovely views across the rear garden. The three bedrooms are situated on the first floor alongside the family bathroom, two of which are generous doubles and both benefit from fitted floor to ceiling wardrobes. The third bedroom is a single & currently used as a home office. The family bathroom comprises of a three piece suite in white with chrome fittings, over bath shower & finished with a neutral range of tiling.

Externally the property benefits from driveway leading to a single detached garage with power. Lawn & mature planted garden to the front & an enclosed garden to the rear with patio, planted boarder, storage shed & fish pond!

UPVC Double glazed & gas central heated throughout.

We envisage this property will be popular, early viewing highly recommended to avoid disappointment!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This attractive semi detached property offers spacious accommodation situated in a popular location!

Rating authority
Borough Council Tax Band

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