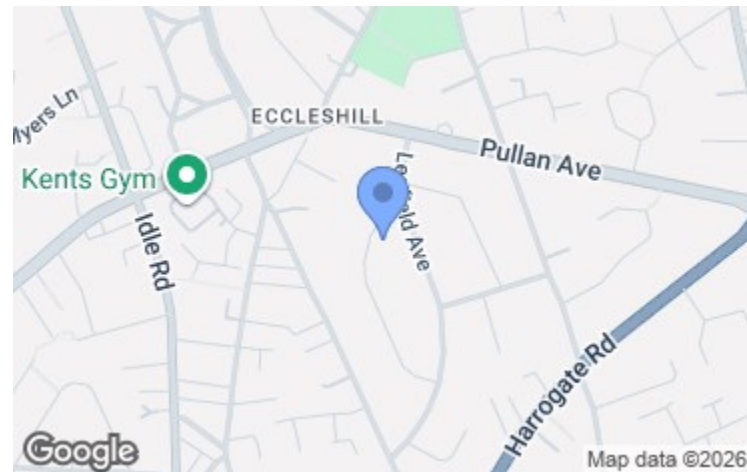


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Viewing arrangements

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

### Directions

See Mapping.



**Leaffield Crescent, Bradford, West Yorkshire BD2 3SQ**  
**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.



Leaffield Crescent, Bradford, West Yorkshire BD2 3SQ



**\*\* 3 BEDROOMS \*\* SEMI-DETACHED FAMILY HOME \*\* EXTENDED \*\* 2 RECEPTION ROOMS \*\* SPACIOUS FAMILY HOME \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\* OFF ROAD PARKING \*\* A well-presented 3 bedroom semi-detached family home, situated within a popular residential area close to local amenities, well-regarded schools and excellent transport links.**

Internally the property comprises to the ground floor - hallway with neutral decor and separate access to the kitchen and living area. The kitchen is fitted with wall and base units in white with complimentary worktop surfaces. Incorporating a single stainless steel sink with mixer taps, four ring electric hob with tiled splash backs, extractor over and electric oven under. An under stair area provides pantry style storage or for household items. PVCu door leads to the side elevation.

The living room has a lovely bay window and living flame gas fire, an arch provides access in to the dining area which leads further to a

family area. This part of the property can easily be put back to two separate rooms if required. Patio style doors lead to a raised decked area, ideal for entertaining and al-fresco dining.

Upstairs and to the first floor you have three bedrooms - two double rooms and one single. The bathroom is fully tiled and fitted with a white three piece suite comprising of; low flush W.C, wash hand basin and paneled bath with screen and shower over.

The property benefits from central heating and double glazing.

Externally you have a front garden which is mainly laid to lawn and a partially shared driveway. To the rear you have a raised decked area leading to an enclosed low maintenance garden with artificial turf and fenced borders.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three Bedroom Semi-Detached Family Home In Popular Residential Location, Ideal For First Time Buyers, Young Professionals & Families Alike.

**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 Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold