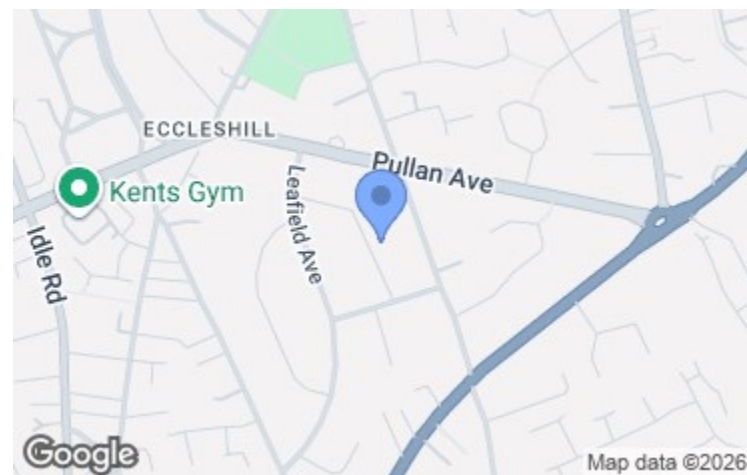




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.

Leaffield Drive, Bradford, BD2 3RX
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 Drive, Bradford, BD2 3RX



**** 3 BEDROOMS ** POPULAR RESIDENTIAL LOCATION ** LARGE REAR GARDEN ** IDEAL FIRST TIME BUY ** GAS C/HEATING & uPVC D/GLAZING**** Situated in the desirable area of Leaffield Drive, this three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and young families alike.

The property boasts a welcoming entrance hall that leads into a cosy lounge, with modern decor, carpeted flooring & a double glazed window to front. The open-plan dining kitchen sits to the rear aspect of the ground floor and features modern white gloss wall and base units, ample space for washing machine, fridge freezer, an integral electric oven and hob with extractor fan over, a sink and drainer, and a generous dining area. The patio doors open up to the rear garden.

On the first floor, you will find a well-appointed landing that leads to three bedrooms, including a spacious main double bedroom and a second double bedroom, alongside a comfortable single

bedroom with a fitted wardrobe/storage cupboard. All bedrooms have been carefully decorated for family living and include double glazing, gas central heating and carpeted flooring. The family bathroom comprises fully tiled walls, a bath with a shower over, a W/C, and a wash hand basin with the addition of a heated towel rail and double glazed window to rear.

Externally, the property offers off-street parking at the front, complemented by a charming garden with a walled border. The generous rear garden is a true highlight, featuring a decked seating area, a patio seating area, and a lawn adorned with flower bed borders. There is also potential for extension, subject to planning permission, allowing you to tailor the space to your needs. Additionally, a detached garage with a new roof, power, and lighting provides ample storage.

This delightful home is not only well-suited for modern living but also offers the potential for future enhancements, making it a must-see for those looking to settle in a vibrant community



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home With Off-Street Parking, Garage, Ample Garden With Potential To Extend S.T.P.P.

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