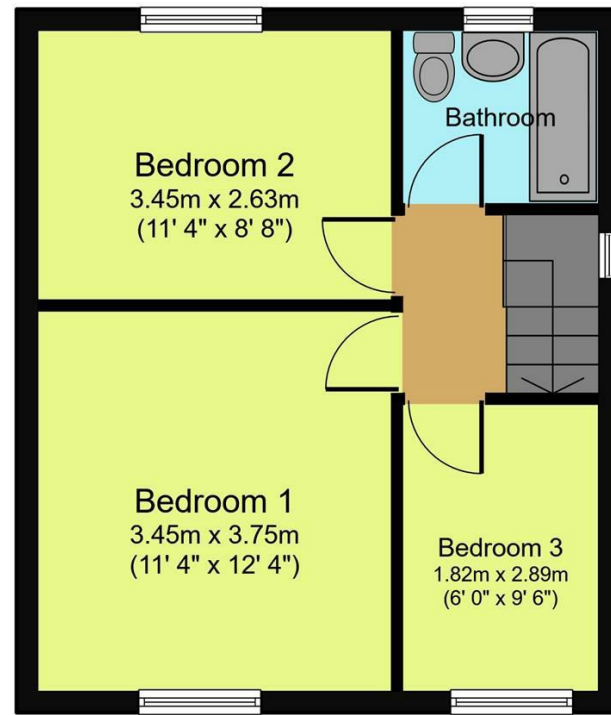


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>72</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Directions**

See Mapping.



**Viewing arrangements**

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

**Leaffield Drive, Bradford, BD2 3RX**  
**Offers In The Region Of £200,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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 \*\* SUBSTANTIAL 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.

Recently refurbished throughout, including new K-Rendering, new carpets, re-decoration, updated windows and doors in the last few years, creating a home that has the "ready to move in feel". The ground floor comprises a light airy entrance hall, a cosy lounge with window to front and open plan dining kitchen. The kitchen is equipped with a range of wall and base units, space and plumbing for appliances, an integral oven and hob, a stainless steel sink and drainer, a door to side, window to rear and patio doors leading to the rear garden. Ample space for family dining table, and finished with neutral decor and Herringbone style vinyl flooring.

On the first floor, there are three bedrooms, including a spacious main double bedroom and a second double bedroom, alongside a comfortable single bedroom with a fitted single bed and storage under. 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 garden laid to lawn. The generous rear garden is a true highlight featuring a patio seating area, and a substantial lawn enclosed by fenced borders. There is also potential for extension, subject to planning permission, allowing you to tailor the space to your needs.

The property is offered to the market with no onward chain and with recent refurbishment is ready for a first time buyer, young family and/or professionals to occupy.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Immaculately Presented 3 Bedroom Semi-Detached Family Home With Substantial Gardens Offering Space For Extension 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 Wallace Home Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold