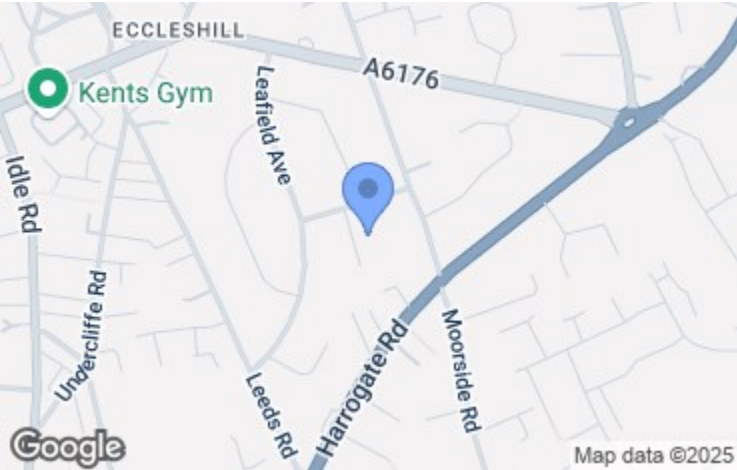




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

Leaffield Grove, Bradford, BD2 3SA
Offers In The Region Of £220,000

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 Grove, Bradford, BD2 3SA

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**** 3/4 BEDROOMS ** EXTENDED SEMI-DETACHED ** OPEN PLAN DINING KITCHEN ** IMMACULATE FINISH THROUGHOUT ** NO ONWARD CHAIN ** BEAUTIFULLY MAINTAINED GARDENS ** AMPLE OFF-STREET PARKING ** NEWLY FITTED BATHROOM **** Brought to the market with no onward chain is this recently refurbished, extended 3/4 bedroom semi-detached home ideally situated on a quiet cul-de-sac with ample off-street parking and gardens to front and rear.

An entrance hall to front leads to a newly decorated lounge with large picture double glazed window, new carpeted flooring, gas central heating radiator and access to the dining kitchen to rear. The kitchen is extended and if fully equipped with modern wall and base units with complimentary work surfaces over, an electric oven with gas hob and extractor hood over, space and plumbing for appliances, a sink and drainer, and tiled splash backs. The kitchen is flooded with natural light with two Velux windows, a double glazed window over the sink, patio doors to rear with the addition of a side access door, downstairs w/c, and a large under stair storage cupboard.

A first floor landing leads to two double bedrooms with the same immaculate finished, the main double bedroom have a double glazed window to front, gas central heating and built in wardrobe, the second double providing an outlook over the rear garden. A third generous single bedroom sits to the front elevation. A newly fitted modern bathroom comprises a bath with shower over, w/c, wash hand basin, a heated towel rail, wall panelling and frosted double glazed window to rear. Stairs to the attic provide access to an occasional bedroom with carpeted flooring, Velux windows, gas central heating and under the eaves storage.

Externally, the property benefits from a large gated driveway leading to a detached garage with up and over door. The front and rear gardens are mainly laid to lawn with mature garden and fenced borders.

A must view property ideal for first time buyers and/or young families!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate Three/Four Bedroom Extended Semi-Detached Family Home Recently Renovated Throughout Brought To The Market With No Onward Chain!

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