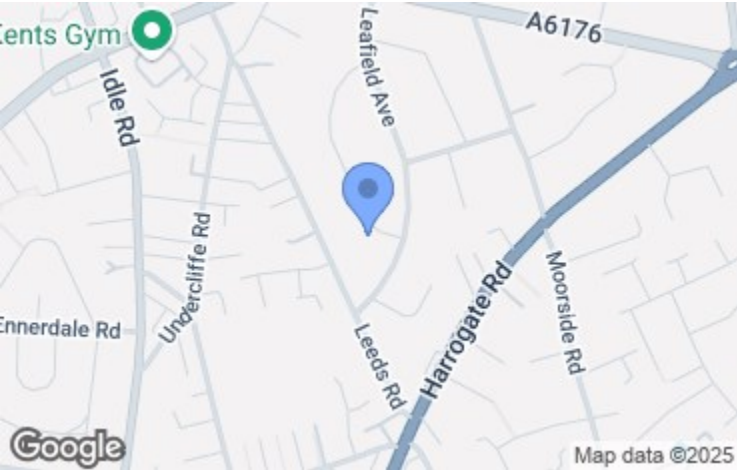




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Leafield Crescent, Bradford, BD2 3SG
£190,000

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 Crescent, Bradford, BD2 3SG

 1  3  1

**** SEMI DETACHED ** 3 BEDROOMS ** G/C HEATING & PVCu D/GLAZED ** OFF ROAD PARKING & GARAGE ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES **** Spacious family home situated in a popular residential location close good local schools and amenities.

This desirable semi detached property offers spacious accommodation, Situated in a popular location close to local amenities & reputable schools, it really is the perfect family home!! The living room is bright and airy with a PVCu picture window with vertical blinds allowing an abundance of natural light to flow through, there's a timber Adams style fire surround with cast inset gas fire sat on marble hearth and back, cornice ceiling, wall lights and laminate wood flooring. Wooden doors open towards the Kitchen in the rear.

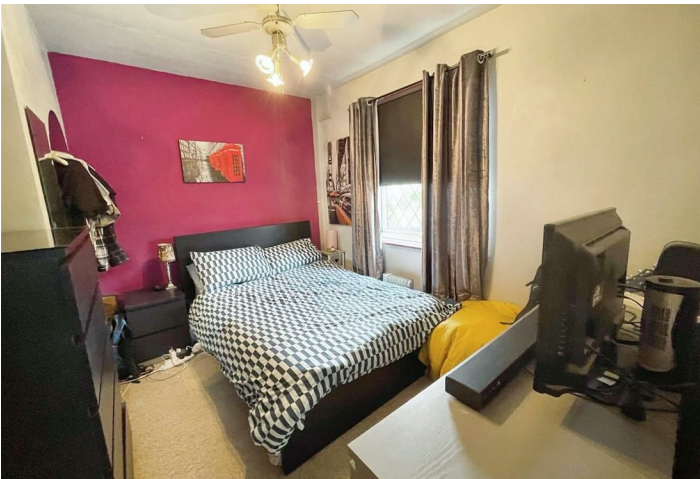
The kitchen is fitted with a range of base and wall units, dark granite effect contrasting worktops, stainless steel one & half bowl sink with mixer tap, PVCu windows to the side & rear elevation, plumbing for a washing

machine, free standing oven. Useful pantry, space for fridge freezer, access door to rear conservatory and finished with light laminate flooring.

Upstairs are 3 bedrooms and family wet room. Bedroom 1 has a PVCu window, C/H radiator & carpet flooring with built in mirrored wardrobes . Bedroom 2 also a double has wardrobes & cupboards. Bedroom 3 is a generous single. Access to loft with carpet flooring and spotlights ceiling, The Bathroom is fully tiled with curved cubicle electric shower, gloss white vanity sink unit, low level push button W.C. finished with vanity unit/mirror, ceramic tiling to walls and floor.

Outside to the front there are Telescopic Security Bollards and boundary walling, concrete driveway and patio leading double detached garage. To the rear is a private garden which has a paved patio, large laid lawn with mature planting & is enclosed by timber fencing.

Fully UPVC double glazed & gas central heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Semi-Detached Family Home With Open Plan Dining Kitchen & Conservatory Extension.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold