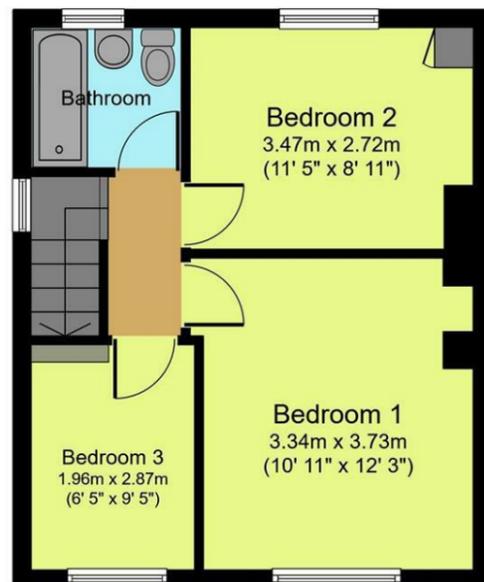


Ground Floor



First Floor

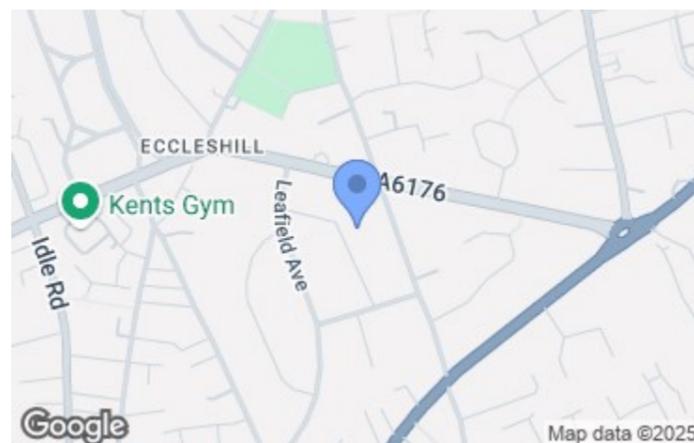
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(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 Drive, Bradford, BD2 3RX
£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



**** SEMI DETACHED ** THREE BEDROOMS**
**** MODERN DINING KITCHEN****
DESIRABLE LOCATION
**** SPACIOUS LIVING ACCOMODATION ****
CONSERVATORY & SUMMERHOUSE **

This desirable semi detached property offers spacious accommodation presented to a high standard! Situated in a popular location close to local amenities & reputable schools, it really is the perfect family home!!

The accommodation briefly comprises; entrance hall with built in cupboard providing space and plumbing for washing machine, spacious lounge benefiting from a living flame fire housed in a feature surround, picture window allowing lots of natural light to flow in & complemented by modern decor. The spacious open dining kitchen consists of a range of base & wall units in cream with complementary wooden worksurfaces, acrylic undermount sink with mixer tap & tiled splash backs. Integrated oven with ceramic hob, plumbing for dishwasher & space to accommodate an

American style fridge freezer. Dining area benefiting from an attractive log burning stove. Open plan into the conservatory which offers additional seating space with views across the rear garden.

The three bedrooms are situated on the first floor alongside the family bathroom two of which are generous doubles & the third a good sized single. The bathroom comprises of a three piece suite in white with chrome fittings over bath shower, vanity wash basin & finished with floor to ceiling tiling.

Externally the property benefits from a lengthy driveway leading to a single detached garage with power, storage shed also with power & a quaint summer house area complete with a hot tub! Lawn garden with paved patio boarder.

Fully UPVC double glazed & gas central heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Three Bedroom Semi-Detached Family Home With Open Plan Dining Kitchen & Conservatory Extension.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>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.</p> <p>Tenure Freehold</p>
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