



**£210,000**

NEW PRICE\* \*THREE BEDROOMS\* \*QUIET CUL-DE-SAC\* \*IMMACULATED PRESENTED\* \*WALK IN ACCOMODATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*  
\*FAMILY HOME\* \*GARDENS\* \*DRIVEWAY PARKING & GARAGE\*

Townend Estate Agents offer for sale this three bedroom semi-detached property nestled in the charming cul-de-sac of Leafield Terrace. This immaculately presented family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming and spacious environment.

Upon entering, you are greeted by a delightful reception room that exudes warmth and character, providing an inviting space for relaxation and entertaining. The heart of the home is undoubtedly the fantastic modern kitchen-diner, which boasts contemporary fittings and ample space for family meals and gatherings. This area is designed to cater to the needs of a busy household, making it a joy to cook and dine together. The property features a well-appointed bathroom, ensuring convenience for all family members.

Outside, you will find a generous garage and an expansive driveway that can accommodate multiple vehicles, a rare find in urban settings. The gardens surrounding the home offer a lovely outdoor space for children to play or for adults to unwind in the fresh air. This property is ready to move in, making it an excellent choice for those looking to settle down without the hassle of renovations. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone seeking a family.

The property comprises briefly: Entrance, Lounge, immaculate Kitchen-Diner. Upstairs are three bedrooms and the modern house bathroom. Externally to the rear is an enclosed garden and garage, with garden to the front along with ample driveway parking.

Ask us about....



## Leafield Terrace, BD2

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156808)



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

SALES • LETTING

VAT Reg. No. 556 807 414

Company No. 7191625. Registered UK.

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000



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Ombudsman