



**Directions**

see mapping

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>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing arrangements**

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

**Leafield Crescent, Bradford, BD2 3SG**  
**Offers Over £170,000**

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 Crescent, Bradford, BD2 3SG



**\*\* SEMI-DETACHED \*\* 3 BEDROOMS \*\*  
MODERN KITCHEN & BATHROOM \*\*  
CONSERVATORY \*\* POPULAR AREA \*\*  
PARKING \*\* CLOSE TO GOOD SCHOOLS &  
LOCAL AMENITIES \*\***

This is a 3 bedroom semi-detached property with a modern kitchen & bathroom plus a conservatory, located in the ever popular "Leaffields".

The property briefly comprises:- Access is through a uPVC door into the entrance vestibule which leads to the spacious living room. This is a bright and airy room with large picture window, light decor, cornice ceiling and double doors leading to the kitchen/diner.

The kitchen is fitted with a range of "shaker style" wall and base units in Beech with contrasting dark work tops and complementary mosaic splash back tiling. There is an integrated oven, gas hob with extractor over, stainless steel sink with mixer tap, plumbing for a washing machine, a breakfast bar, space for a fridge

freezer, patio doors leading to the conservatory and is finished with laminate flooring.

The conservatory is currently laid out as a dining room and features, central heating and stylish tiled flooring.

Upstairs you will find the three bedrooms and family bathroom. Two of the bedrooms are doubles with fitted wardrobes with the third being a generous single.

The bathroom comprises:- 3 piece suite in white including panelled bath, vanity sink unit, push button WC, vertical anthracite radiator, floor to ceiling wall tiles and is finished with floor tiling.

Outside to the front, there is a block paved driveway providing parking for several cars, to the rear there is a private garden which is laid to lawn with a small patio, garden shed and enclosed with timber fencing.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

### Fixtures & fittings

This is a 3 bedroom semi-detached property in a popular location which is close to good schools and local amenities

**Rating authority**  
Borough Council Tax Band B

### Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold