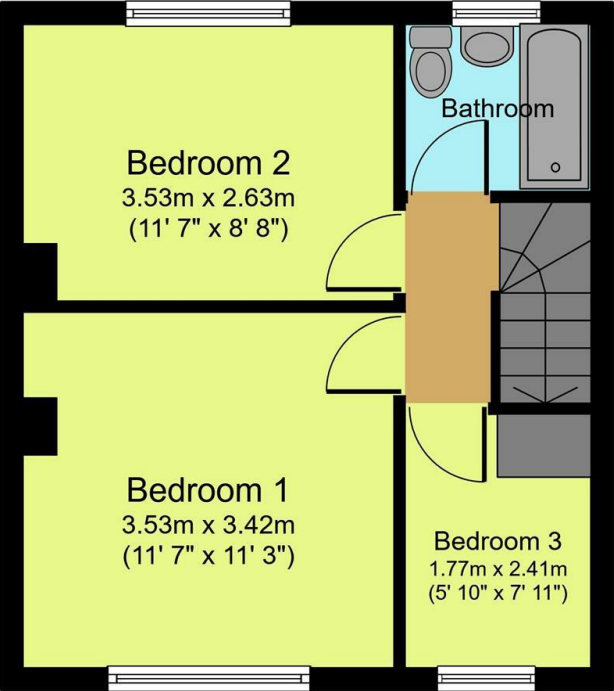
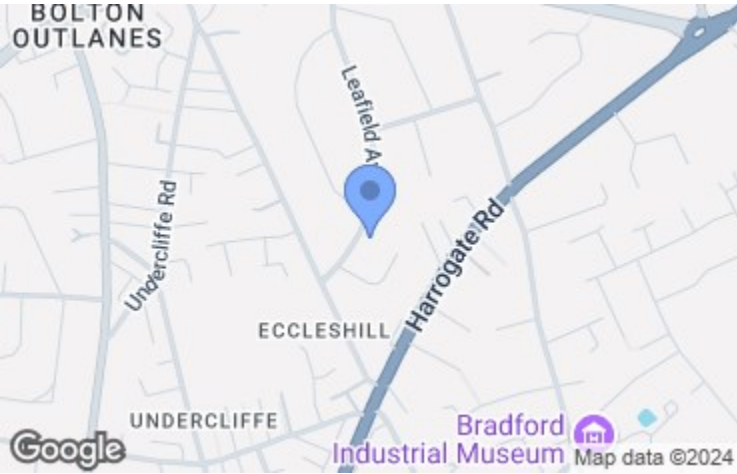
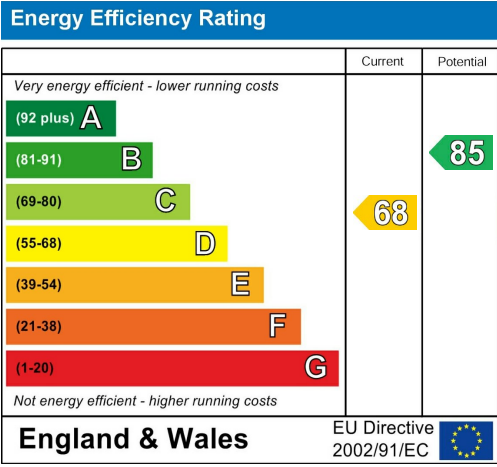


Ground Floor



First Floor

Created using Vision Publisher™



Directions

See mapping



Viewing arrangements

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

Leafield Avenue, Bradford, BD2 3SD  
Offers In The Region Of £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 Avenue, Bradford, BD2 3SD

 1  3  1

**\*\* SEMI DETACHED \*\* 3 BEDROOMS \*\*  
MODERN KITCHEN & BATHROOM \*\* GAS  
CENTRAL HEATING \*\* PVCu DOUBLE GLAZING  
\*\* OFF ROAD PARKING \*\* NO ONWARD CHAIN  
\*\* SOUGHT AFTER LOCATION \*\* CLOSE TO  
GOOD SCHOOLS & LOCAL AMENITIES \*\*** This is a spacious family home situated in a popular residential location close good local schools and amenities.

The property briefly comprises:- Access is through a uPVC door into the entrance vestibule with C/H radiator, PVCu window to the side elevation, carpet flooring, access to the lounge and the first floor landing.

The modern kitchen diner is fitted with a range of base and wall units in gloss white with contrasting "butchers block" worktops, mosaic splash back tiling, stainless steel one & half bowl sink with mixer tap, PVCu windows over looking the rear of the property, plumbing for a washing machine, integrated oven with halogen hob and chimney style extractor fan, ample space for fridge freezer, under stairs storage, PVCu door to the side elevation and finished with laminate flooring.

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 is a feature white marble fire surround with an inset chrome electric fire, light painted walls with grey carpet flooring.

Upstairs you will find the 3 bedrooms and family bathroom. Bedrooms one and two are doubles with PVCu windows with vertical blinds, C/H radiator & carpet flooring. Bedroom three is a generous single. The bathroom comprises:- fully tiled 3 piece suite in white with chrome fittings, wooden panelled bath tub, pedestal sink, low flush W.C. and laminate dark grey cushion flooring.

Outside to the front there are wrought Iron gates and wall leading to a paved driveway, lawn and access to the private rear garden which has a patio & mature trees and is enclosed by timber fencing.

**A SUPERB FAMILY HOME REPRESENTING  
FANTASTIC VALUE FOR MONEY - BOOK YOUR  
VIEWING EARLY TO AVOID DISAPOINTMENT!**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
This is a well presented 3 bedroom semi-detached property in a sought after location

**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