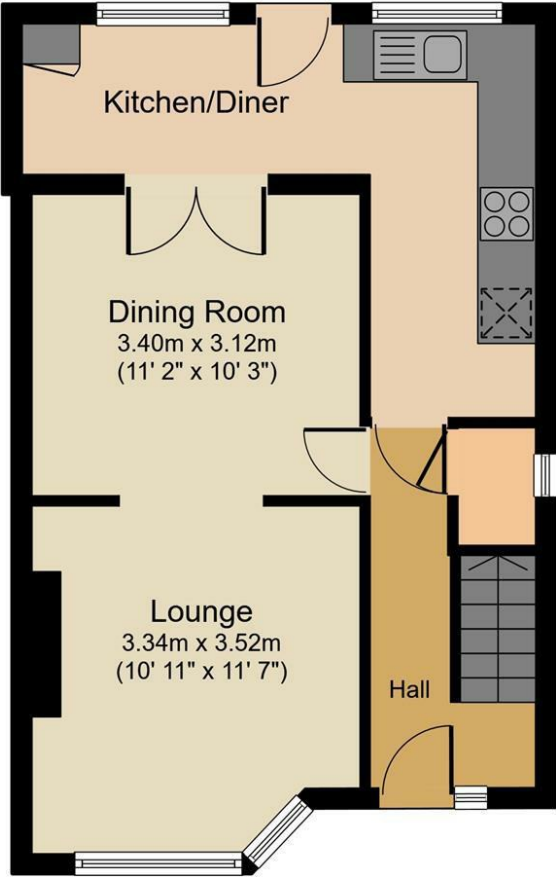
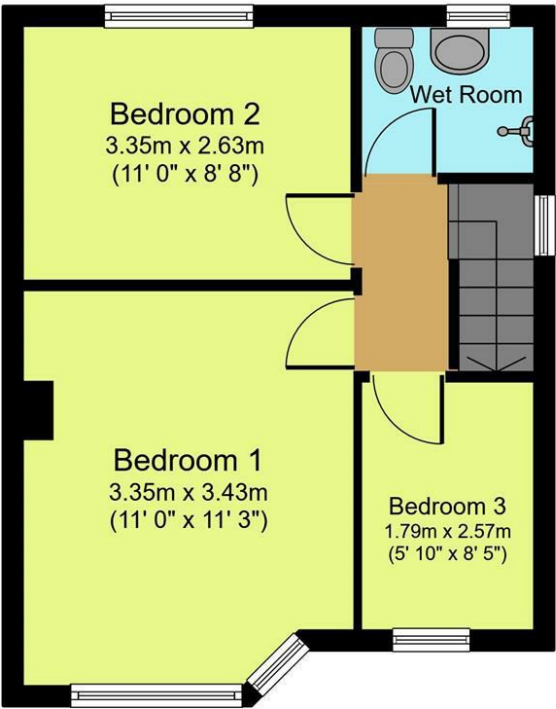




Leaffield Way, Bradford, BD2 3RY  
Offers In The Region Of £200,000

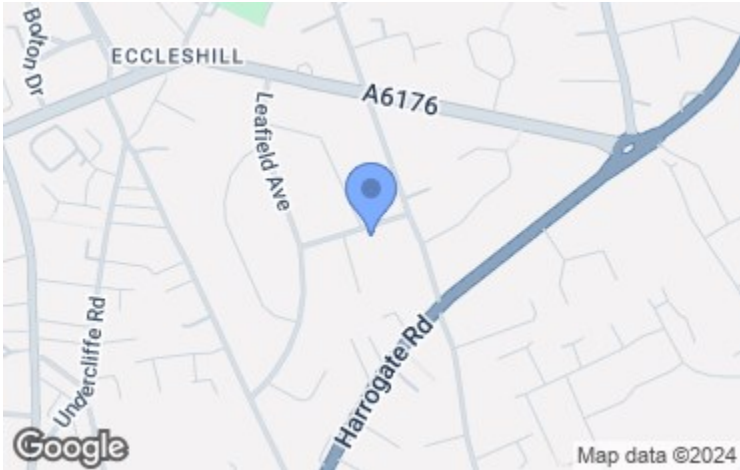


Ground Floor






First Floor

Created using Vision Publisher™



Directions

See Mapping.

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@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.



Leafield Way, Bradford, BD2 3RY

 2  3  1

EXTENDED SEMI-DETACHED \*\* 3  
BEDROOMS \*\* 2 RECEPTION ROOMS \*\*  
DINING KITCHEN \*\* WET ROOM \*\*  
C/HEATED & DOUBLE GLAZED \*\* OFF  
ROAD PARKING & GARAGE \*\* NO CHAIN.  
This well presented, spacious family home is  
situated in a popular residential location close  
good local schools and amenities.

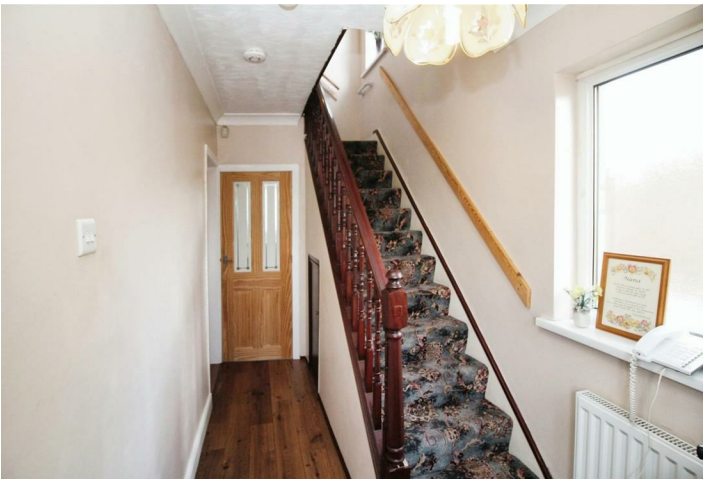
The property comprises:- Access is through a  
uPVC door into the entrance hallway with C/H  
radiator, PVCu window to the side elevation,  
oak laminate floor & carpet stairs, coved ceiling,  
under stairs storage. Access to all rooms &  
spindled balustrade to first floor landing.

The living room is bright and airy with a PVCu  
picture half bay window with vertical blinds  
allowing an abundance of natural light to flow  
through, there is a feature Adams style  
surround with granite hearth and gas fire, light  
papered walls, coved ceiling, wall lights and  
patterned carpet flooring. Archway leads into  
the dining room with coved ceiling, glazed  
French doors into.

The kitchen diner has a range of light oak  
shaker style base and wall units with brushed  
chrome handles, complimentary marble effect  
square edge worktops with matching splash  
back, inset stainless steel sink with mixer tap,  
Integrated brushed chrome oven with gas hob  
and extraction chimney, space for fridge freezer,  
table & chairs. PVCu door to the rear garden,  
PVCu windows over looking the rear of the  
property. Matching units housing combi-boiler.

Upstairs you will find the 3 bedrooms and  
family bathroom. Bedrooms 1 & 2 are doubles  
with PVCu windows with vertical blinds, C/H  
radiator & carpet flooring. Bedroom 1 has fitted  
wardrobes and dresser. Bedroom 3 is a single  
room. The bathroom is a fully tiled wet room  
with gas power shower, chrome fittings,  
pedestal sink, low flush W.C. and wet room  
vinyl flooring.

To the front is a laid lawn with planted borders,  
block paved drive leading to the detached  
garage. To the rear is a private garden, with  
paved patio area, lawn & mature planted  
boarders and is enclosed by timber fencing.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
This Will Make Someone A Beautiful family  
Home.....

Rating authority  
Borough Council Tax Band

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