
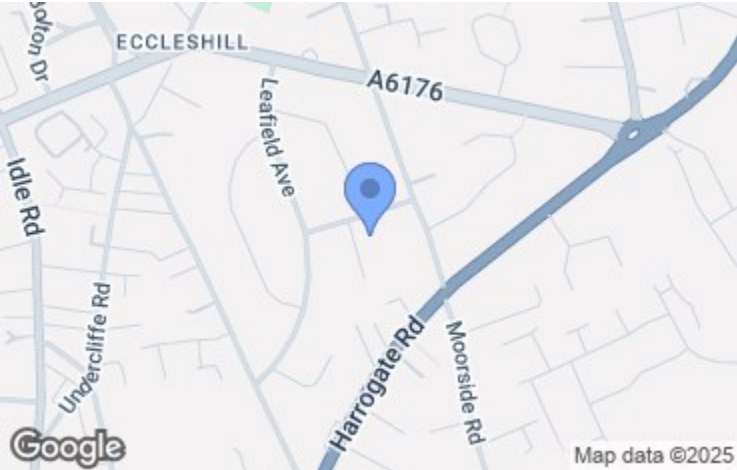




| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |



Viewing arrangements

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

Directions

See Mapping.

Leafield Grove, Bradford, BD2 3SA
Offers In The Region Of £175,000

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 Grove, Bradford, BD2 3SA

**** SEMI DETACHED ** 3 BEDROOMS **
LOUNGE & DINING ROOM ** G/C
HEATING & PVCu D/GLAZED ** OFF ROAD
PARKING & GARAGE ** NO ONWARD
CHAIN ** SOUGHT AFTER LOCATION **
CLOSE TO GOOD SCHOOLS & LOCAL
AMENITIES **** Spacious family home situated
in a popular residential location close good local
schools and amenities.

The property briefly comprises:- Access via
PVCu storm porch with secondary door into the
entrance hallway, having C/H radiator, PVCu
window to the side elevation, carpet flooring,
access to the lounge and the first floor landing.

The kitchen is fitted with a range of base and
wall units in light Oak with contrasting
worktops, splash back tiling, stainless steel one
& half bowl sink with mixer tap, PVCu windows
to the side elevation, plumbing for a washing
machine, integrated oven with gas hob and
extraction hood. Side utility area with space for
fridge freezer, access door to side 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's a timber fire surround with tiled hearth
with inset gas fire, cornice ceiling, wall lights
and pattern carpet flooring. Glazed sliding doors
open to the dining/second reception room again
with timber surround, inset gas fire, cornice
ceiling and pattern carpet flooring. Patio doors
give access snug room.

Upstairs are 3 bedrooms and family wet room.
Bedrooms 1 has a PVCu window with vertical
blinds, C/H radiator & carpet flooring. Bedroom
2 also a double has fitted wardrobes &
cupboards. Bedroom 3 is a generous single. The
Wet room is fully tiled with electric shower,
pedestal sink, low flush W.C. Wet room flooring
and vanity unit.

Outside to the front there are wrought Iron
gates and wall leading to a tarmac driveway to
front & side leading to detached garage. To the
private rear garden which has a paved patio & is
enclosed by timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal Family Home, No Onward
Chain.....

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