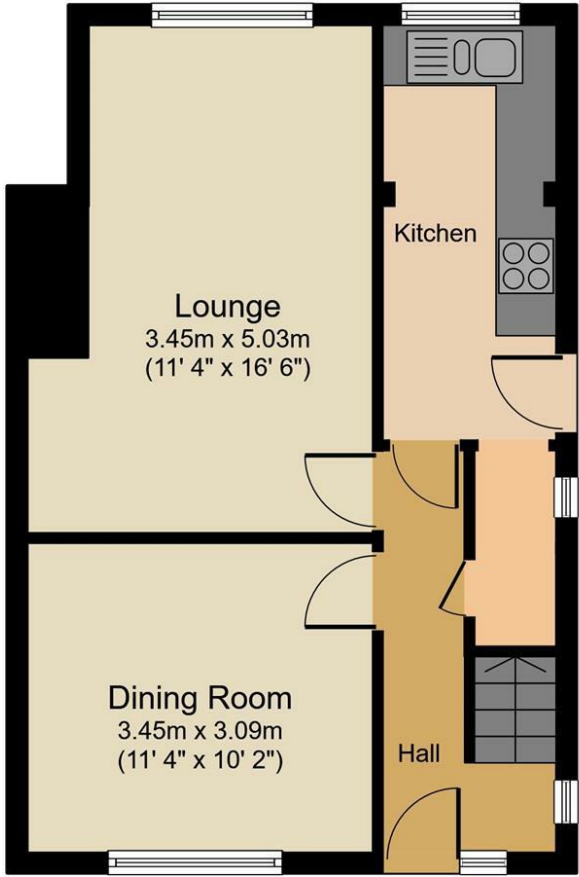
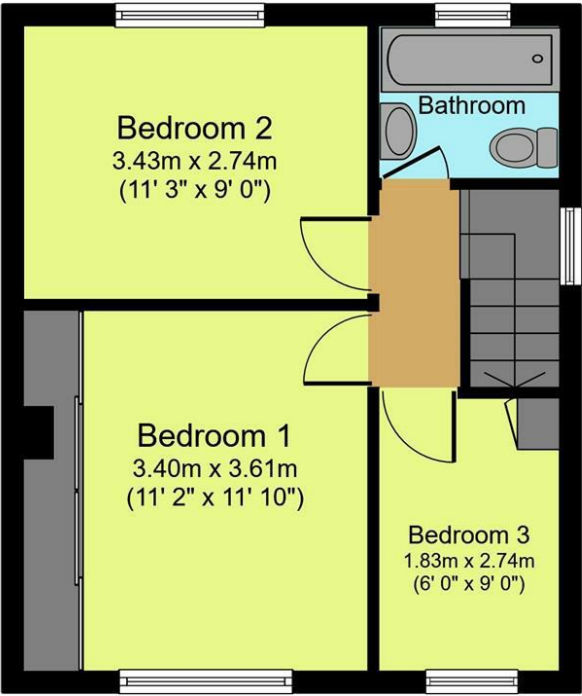


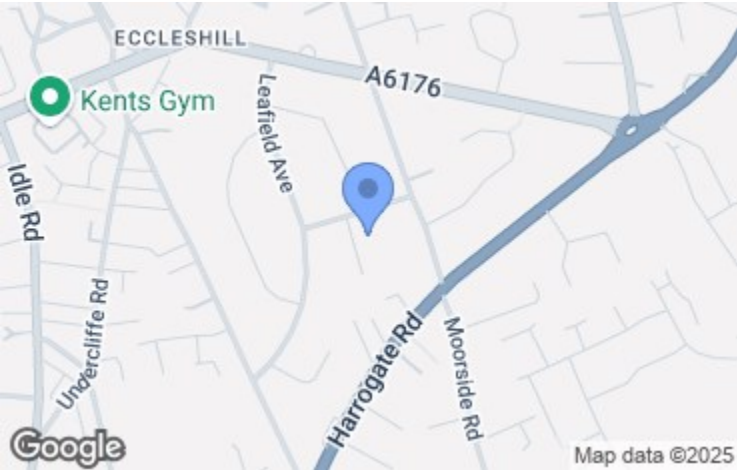
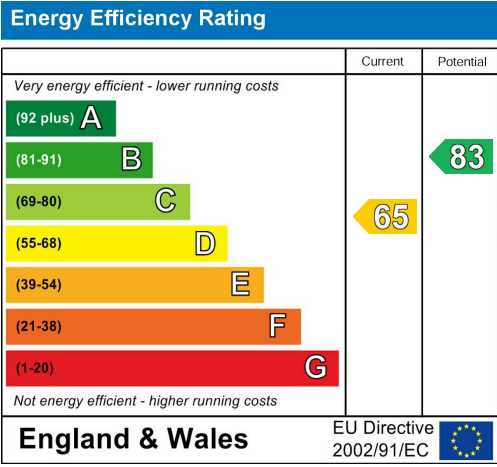


Ground Floor



First Floor

Created using Vision Publisher™



Directions

See Mapping.



Viewing arrangements

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

Leaffield Grove, Bradford, BD2 3SA
£200,000

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 Grove, Bradford, BD2 3SA

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**** 3 BEDROOM SEMI-DETACHED ** QUIET CUL-DE-SAC LOCATION ** POPULAR RESIDENTIAL AREA ** WELL-PRESENTED THROUGHOUT ** TWO RECEPTION ROOMS ** MODERN KITCHEN ** IDEAL FOR YOUNG FAMILIES & PROFESSIONALS ALIKE **** An extended three-bedroom semi-detached house presents an excellent opportunity for young families, professionals, and first-time buyers. The property boasts two spacious reception rooms, providing ample and flexible living space.

An entrance hall provides under-stair storage, stairs to the first floor and access to the living room, dining room and kitchen. The living room sits to the rear aspect with an outlook of the rear garden featuring a stone chimney breast and fireplace, radiator and double glazed window. A second reception room currently used as a dining room sits to the front aspect with a radiator and double glazed window to front. A modern kitchen is fitted with an array of wall and base units, an integral electric oven with hob and extractor over, space and

plumbing for fridge freezer and washing machine, one and a half granite bowl and drainer with a double glazed window to rear and door to side.

The first floor landing gives access to all bedroom and family bathroom and has a loft hatch leading to a boarded loft ideal for storage. The main double bedroom is fitted with wall to wall, floor to ceiling wardrobes, a radiator and double glazed window to front. The second bedroom is a generous second double with a radiator and double glazed window to rear. A third bedroom is ideal for a single bed and/or home office with radiator, double glazed window and cupboard housing the boiler. A fully tiled family bathroom consists of a white three piece suite including bath with electric shower, w/c and wash hand basin.

Externally, the property enjoys well-maintained lawned gardens to front and rear with flowerbed borders, ample off-street parking and a detached garage with up and over door, power and lighting.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home Situated On A Quiet Cul-De-Sac Ideal For Young Families & Professionals Alike...

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