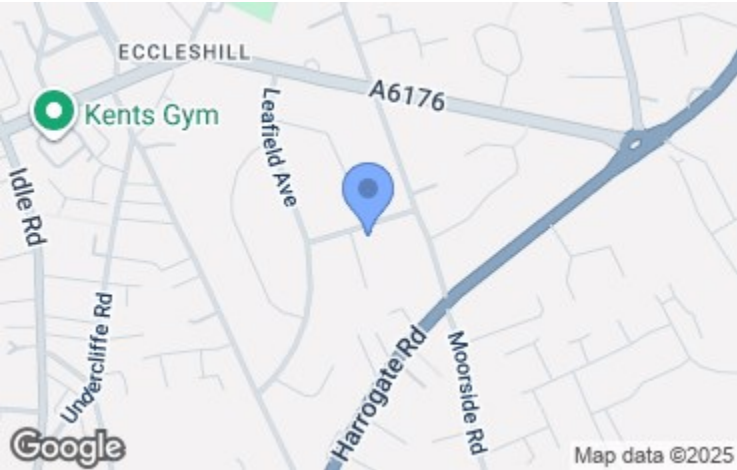




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.



Leaffield Way, Bradford, BD2 3RY
Offers In The Region Of £240,000

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 Way, Bradford, BD2 3RY

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**** 3 BEDROOMS ** LARGE PLOT ** DETACHED GARAGE ** POTENTIAL TO EXTEND S.T.P.P. ** POPULAR RESIDENTIAL LOCATION ** IDEAL FAMILY HOME ** MODERN FINISH THROUGHOUT **** This charming semi-detached house presents an excellent opportunity for families seeking a modern and comfortable home. With three well-proportioned bedrooms, stylish family bathroom & large plot.

The entrance hall that leads to a spacious lounge, featuring a delightful bay window that fills the room with natural light. The open doorway connects seamlessly to a modern dining kitchen, which is perfect for family meals and gatherings. The kitchen boasts a contemporary design with wood effect gloss base units, white wall units, integrated an electric oven and gas hob, space for fridge freezer, sink and drainer, tiled splashbacks and laminate flooring. A conservatory extension at the rear adds further reception and/or working from home space.

The first floor comprises a generous main double bedroom with a feature panelled wall and large window to front, alongside a second double bedroom and a third single bedroom, currently

utilised as a dressing room. Each room is carpeted and neutrally decorated. The family bathroom is finished to a high standard, complete with a bath and shower over, a modern w/c, and a stylish wash hand basin with a vanity unit. A loft room with drop down ladder access provides an occasional room with carpeted flooring, Velux window and gas central heating.

Externally, the property sits on a large plot with an enclosed front garden, laid to lawn and bordered by tall mature hedges for added privacy. Off-street parking is available, along with a detached double garage equipped with power, lighting, and plumbing for utilities. The rear garden features a patio seating area and artificial grass, making it an ideal space for outdoor entertaining.

Conveniently located near well-regarded schools, local amenities, and excellent transport links, this home is ready for you to move in and enjoy.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate Three Bedroom Semi-Detached Family Home Sat On A Large Plot With Enclosed Gardens & Double Garage.

Rating authority
Borough Council Tax Band B

Services

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Tenure
Freehold