



**Leylands Avenue, BRADFORD BD9 5QN**

***welcome to***

**Leylands Avenue, BRADFORD**

What a size house! Offering spacious accommodation throughout this five bedroom semi detached is an ideal purchase for the growing family, located in a highly regarded area within Heaton. Two reception rooms, double garage and enclosed garden. No upper chain. Energy Rating: E.





What a size house! Offering spacious accommodation throughout this five bedroom semi detached is an ideal purchase for the growing family, located in a highly regarded area within Heaton. Accommodation over three floors, the property comprises: entrance hall, living room with bay window, dining room and modern kitchen. Stairs lead down into the integral double garage as well as upstairs to the first floor landing. Three bedrooms, bathroom and separate w/c to the first floor with an additional two bedrooms to the second floor. Enclosed rear garden, double glazing & gas central heating. Available with no upper chain. Energy Rating: E



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Entrance Hall

## Living Room

17' 1" x 15' 3" ( 5.21m x 4.65m )

## Dining Room

18' 1" x 13' 1" ( 5.51m x 3.99m )

## Kitchen

17' 9" x 11' 2" ( 5.41m x 3.40m )

## Basement

## First Floor Landing

## Bedroom One

17' 4" x 15' 3" ( 5.28m x 4.65m )

## Bedroom Two

14' 4" x 1' 11" ( 4.37m x 0.58m )

## Bedroom Three

8' 11" x 6' 9" ( 2.72m x 2.06m )

## Bathroom

## W.C

## Second Floor Landing

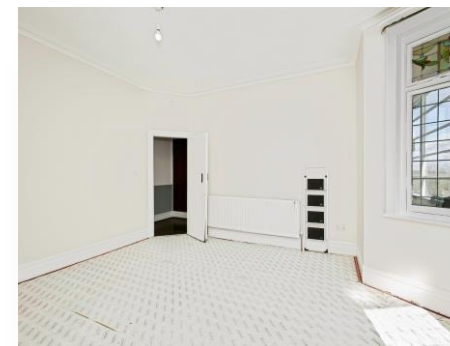
## Bedroom Four

15' 3" x 10' 5" ( 4.65m x 3.17m )

## Bedroom Five

12' 1" x 7' 11" ( 3.68m x 2.41m )

## Double Garage & Garden



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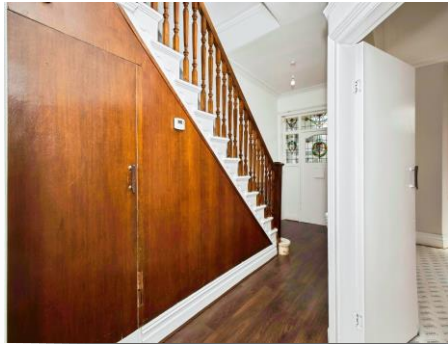
## **Leylands Avenue, BRADFORD**

- Five bedroom semi detached
- Highly regarded area
- Two reception rooms & modern kitchen
- Enclosed rear garden
- Integral double garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP110234 - 0005

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