Hamilton Bower
ESTATE AGENT

13 Leafield Grove, Bradford, West Yorkshire, BD2 3SA
£725 Per Month

Recently modernised TWO BEDROOM first floor flat located in a popular residential area in Eccleshill, BD2. The property offers spacious room sizes and has the benefit of gas central heating provided by a recently installed combi boiler. Additionally the flat enjoys its own private entrance and has a garden to the rear.

EPC RATING - C

COUNCIL TAX BAND - A

GROUND FLOOR

ENTRANCE
Ground floor private entrance with stairs to the residence.

FIRST FLOOR

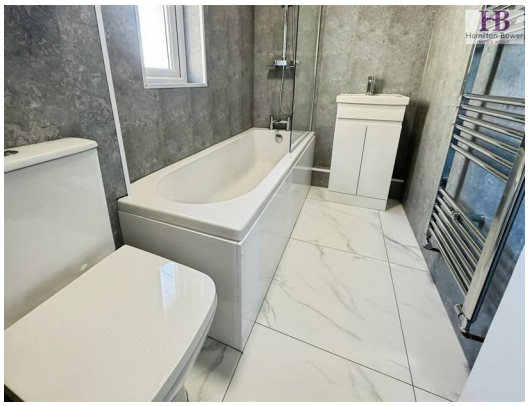
LANDING
Bright landing area with a double glazed window.

LOUNGE
Spacious lounge with a large double glazed bay window allowing the room to flood with an abundance of natural light. Central heating radiator.

KITCHEN
Modern fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with hob and extractor over. Tiled flooring, a double glazed window and a central heating radiator.

BEDROOM
Double bedroom with a central heating radiator and a double glazed window.

BEDROOM
A second bedroom to the front elevation with a double glazed window and a central heating radiator.

BATHROOM
Modern fitted three piece bathroom in white comprising of a low flush wc, hand wash basin and a bath with shower and screen over. Tiled flooring, heated towel rail and a double glazed window.

EXTERNAL
Patio and lawn to the rear.