



13 Leaffield Grove, Bradford, West Yorkshire, BD2 3SA
£125,000

A fantastic opportunity to purchase this two-bedroom first-floor apartment, currently undergoing refurbishment and offering an excellent combination of modern living, generous outdoor space and a convenient Bradford location.

EPC RATING - D

COUNCIL TAX BAND - A

The property comprises two well-proportioned bedrooms, a spacious lounge, kitchen and bathroom, with the refurbishment providing the opportunity to create a fresh, modern home ready for its new owners.

One of the property's standout features is the large private rear garden, offering plenty of outdoor space for entertaining, relaxing or for children to play – a real bonus for an apartment.

Situated on Leafield Grove, BD2, the property is ideally positioned for access to local amenities, schools, transport links and the wider Bradford area.

Whether you're a first-time buyer looking to take your first step onto the property ladder, a young family looking for more space, or an investor seeking an attractive rental opportunity, this property is well worth viewing.

There is a 999 year lease which commenced in 1987.