



Directions

See Mapping.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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

Leaffield Terrace, Bradford, BD2 3SH
Auction Guide £130,000

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 Terrace, Bradford, BD2 3SH



**** Starting price £130k ** Buyers Fee Apply **
 Mature Extended Semi-Detached ** Three
 Bedrooms ** Three Bedrooms ** No Onward
 Chain ** Gardens Front & Rear ** Driveway &
 Garage ** Located in the charming Leaffield
 Terrace of Bradford, this mature three-bedroom
 extended semi-detached house offers a
 delightful blend of comfort and practicality.
 Upon entering, you are welcomed by a spacious
 hallway that leads to the various rooms on the
 ground floor, creating a warm and inviting
 atmosphere.**

The living room is generously sized, featuring large double-glazed windows that allow natural light to flood the space. The room is enhanced by an electric fireplace, providing a cosy focal point, and is finished with plush carpeting, making it an ideal spot for relaxation or entertaining guests.

The family bathroom is thoughtfully designed, boasting a three-piece suite complete with a shower over the bath. The fully tiled walls and laminate flooring add a modern touch, while

the double-glazed windows to the front and side ensure ample light and ventilation.

At the rear of the property, you will find the extended kitchen, which is well-equipped with a variety of wall and base units. The kitchen features an induction hob and an electric oven, making it perfect for culinary enthusiasts. Additionally, there is convenient door access to the driveway, enhancing the practicality of this lovely home.

On the first floor, you will find access to the bedrooms, including the second bedroom, which offers a peaceful retreat. This property is perfect for families or those seeking a comfortable living space in a friendly neighbourhood. With its excellent features and convenient location, this semi-detached house is a wonderful opportunity not to be missed.

Externally, the property sits on a large plot with an enclosed garden, laid to lawn and bordered by tall mature hedges for added privacy. Off-street parking is available, along with a detached garage.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 This Will Make Someone A Beautiful family Home
 Sold BY Modern Method Of Auction.

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 Wallace Home Financial, who are authorised and regulated by the
 Financial Conduct Authority.

Tenure
 Freehold