



Leaffield Crescent, Eccleshill,

£215,000

* EXTENDED SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN & BATHROOM *
* GARDENS * DRIVEWAY * GARAGE * POPULAR LOCATION * FAMILY SIZED *

A fantastic opportunity for a young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The extended accommodation briefly comprises entrance hall, lounge with dining area, fitted kitchen, downstairs bathroom and three first floor bedrooms.

To the outside there are gardens, driveway and a garage.



Entrance Hall

Lounge / Dining Area

23'9" x 11'3" narrowing to 7'5" (7.24m x 3.43m narrowing to 2.26m)
With stainless steel pebble effect electric fire in feature fireplace, radiator.

Kitchen

15'6" x 7'1" (4.72m x 2.16m)
Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, store cupboard, radiator.

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

First Floor Landing

Bedroom One

16'8" x 10'7" (5.08m x 3.23m)
With fitted wardrobes and radiator.

Bedroom Two

8'9" x 7'2" (2.67m x 2.18m)
With radiator.

Bedroom Three

9' x 8'8" (2.74m x 2.64m)
With radiator.

Exterior

To the outside there are gardens to both front and rear, driveway leading to a detached garage.

Directions

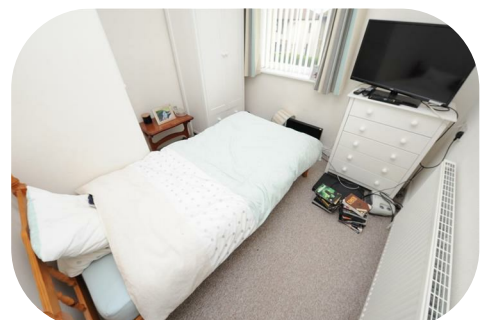
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd, turn right onto Leaffield Ave, right onto Leaffield Cres and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | | England & Wales EU Directive 2002/91/EC | | |

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