



**Leaffield Terrace, Eccleshill,**

**£220,000**

- \* SEMI DETACHED \* THREE BEDROOMS \* CUL-DE-SAC \* TWO GARAGES \*
- \* LARGE GARDEN \* IDEAL TO EXTEND (subj to relevant planning consent) \*

A fantastic opportunity for a growing family to purchase this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted dining kitchen, rear porch, three first floor bedrooms and a house bathroom. To the outside there are large gardens, ample parking and garages.



## Entrance

## Lounge

14'7" x 13'3" (4.45m x 4.04m)

With feature fireplace, radiator.

## Dining Kitchen

17'7" x 8'1" (5.36m x 2.46m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated wine cooler, dishwasher, plumbing for auto washer, radiator.

## Rear Porch

## First Floor Landing

## Bedroom One

10'3" x 11'6" (3.12m x 3.51m)

With fitted wardrobes and radiator.

## Bedroom Two

9'6" x 11'5" (2.90m x 3.48m)

With built in wardrobes and radiator.

## Bedroom Three

5'10" x 7'5" (1.78m x 2.26m)

With radiator.

## Bathroom

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

## Exterior

To the outside there is parking to the front with car port and garages to the side, together with a large lawned garden to the rear.

## Directions

From our office in Ilke village turn left onto Idlecroft Road, right onto Bradford Rd, proceed through the Morrisons roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Bolton Rd, right onto Leeds Rd, left onto Leafield Ave, right onto Leafield Terrace 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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