



43 Leafield Crescent, Bradford, West Yorkshire, BD2 3SG

Sought after style of semi-detached currently providing three bedroom accommodation which is further enhanced by a 17ft kitchen diner. This fine example boasts a TANDEM GARAGE and occupies a plot with clear potential to extend (subj to PP) Forming part of this ever popular part of BD2 handy for schools and multiple amenities. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £200,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14' x 11'6" (4.27m x 3.5m)

KITCHEN DINER 17'2" x 7'9" (5.23m x 2.36m)

Recently installed pre-loved kitchen comprising a range of wall and base units, work tops, sink unit, plumbed for washing machine - useful understairs store

LANDING Access to loft space

BEDROOM 1 10'8" x 10'5" (3.25m x 3.18m)

BEDROOM 2 10'5" x 9'7" (3.18m x 2.92m)

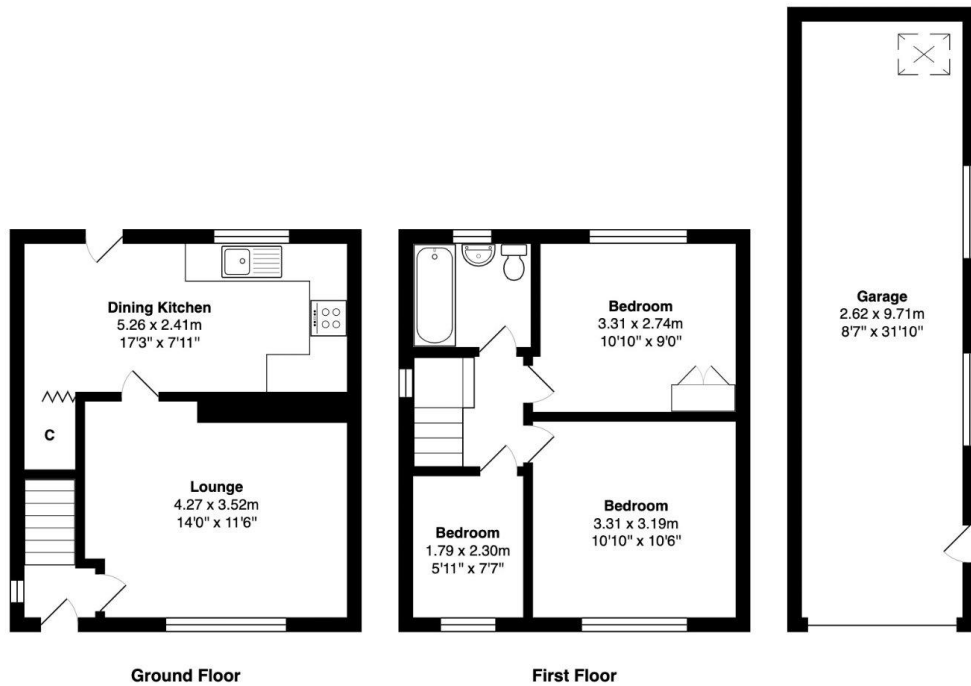
BEDROOM 3 7'6" (2.29) x 5'8" (1.73) both max excl stair head

BATHROOM Three piece suite, part tiled walls

OUTSIDE Drive leading to tandem garage, pleasant rear garden

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 89.5 m² ... 963 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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