



## 47 Leafield Crescent, Eccleshill, Bradford, BD2 3SG

NO CHAIN Popular style of semi-detached currently providing THREE BEDROOM accommodation. Forming part of the much sought after "Leafields" in BD2... benefiting from substantial improvements over recent years so YOU don't have to... Rest assured the NEW ROOF, RECENTLY INSTALLED BOILER (FITTED 2 YEARS AGO AND SERVICED ANNUALLY SINCE), NEW COMPOSITE FRONT DOOR, MODERN KITCHEN & BATHROOM, DELIGHTFUL REAR GARDEN, IMPRINTED CONCRETE DOUBLE DRIVEWAY and ON-TREND DÉCOR means you can just move in and live comfortably! Contact Robert Watts to arrange YOUR VIEWING today.

**£220,000**

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**BUYER INFORMATION** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

**COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

**ENTRANCE HALL** Guest WC off - useful understairs store

**LIVING ROOM 13'9" x 11' (4.2m x 3.35m)**

**KITCHEN 17'2" x 6'5" (5.23m x 1.96m)**

Selection of modern wall and base units, work tops, breakfast bar - patio doors to rear garden

**LANDING** Access via pull down ladder to boarded loft space

**BEDROOM 1 10'7" x 10'6" (3.23m x 3.2m)**

**BEDROOM 2 11'1" x 10'2" (3.38m x 3.1m)**

**BEDROOM 3 7'7" x 6'1" (2.3m x 1.85m)**

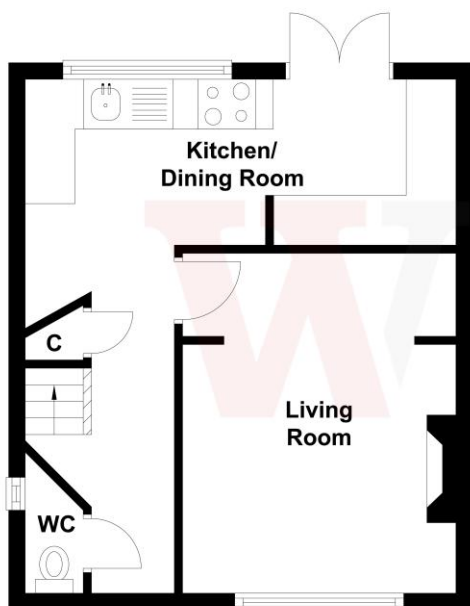
**BATHROOM** Three piece white suite, over bath shower and screen, tiled floor and tiled walls

**OUTSIDE** Imprint drive parking for 2 cars to the front, to the rear is a very pleasant garden incorporating an ample patio area

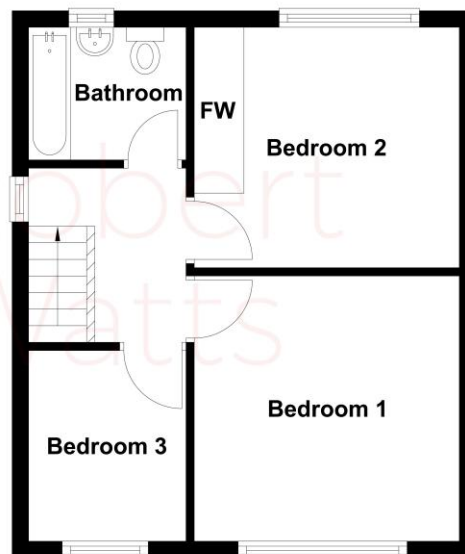
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		