



## 24 Leaffield Drive, Eccleshill, Bradford, BD2 3RX

NO CHAIN - Popular style of SEMI-DETACHED currently providing THREE BEDROOM accommodation. Off road parking and pleasant gardens further add to the appeal here. Within walking distance of Wellington Primary School, handy for Apperley Bridge Train Station and many amenities in and around Eccleshill and Five Lane Ends. Contact Robert Watts to arrange YOUR viewing today.

**£170,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

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## **ENTRANCE HALLWAY**

**LOUNGE 11' x 10'2" (3.35m x 3.1m)**

**KITCHEN 16' x 10'5" (4.88m x 3.18m)**

Selection of base units, worktops with sink unit

**BEDROOM ONE 12' x 11' (3.66m x 3.35m)**

**BEDROOM TWO 11'2" x 8'9" (3.4m x 2.67m)**

**BEDROOM THREE 9'2" x 6'4" (2.8m x 1.93m)**

**BATHROOM** Three piece white suite

**OUTSIDE** Off road parking to front garden and pleasant garden to rear

**COUNCIL TAX Bradford**

Band B

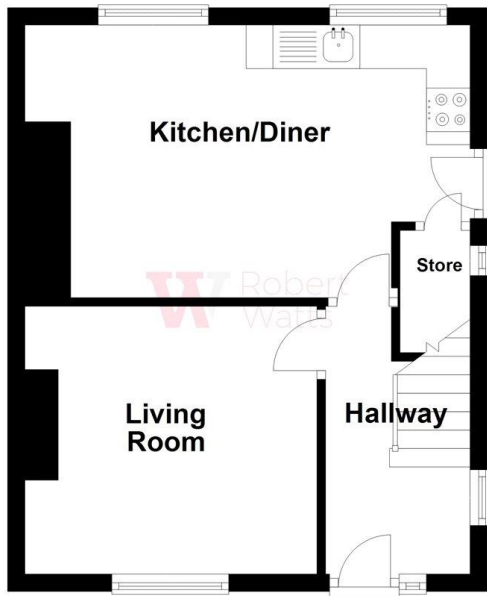
**TENURE** Freehold

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.

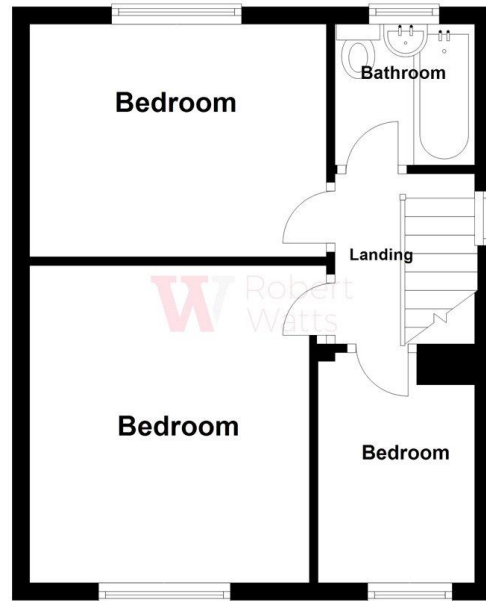




### Ground Floor



### First Floor



Please note this is a guide only and should not be relied upon for accurate measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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