



4 Leavington Close, Woodside, Bradford, BD6 2NN

**** ENVIABLE PLOT POSITION ** RECENTLY FITTED GROUND FLOOR SHOWER ROOM ** PLEASANT GARDENS TO THE REAR.** Viewing is strongly advised for this popular style of SEMI DETACHED situated close to playing fields in this popular part of Woodside BD6. Briefly comprising: entrance porch leading to the hall, Lounge, large dining kitchen, recently fitted ground floor modern shower room just off. **THREE BEDROOMS** to the first floor and additional shower room. Externally, there is a low maintenance garden to the front with off road parking and paved seating area. Recently landscaped garden to the rear with paved seating area and Astro Turf lawns. We feel this is a great family home and strongly urge early arrangement of viewing.

£180,000

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ENTRANCE PORCH

Leading through to hall with stairs leading to the first floor

LOUNGE

Good size reception room with feature fireplace housing log burner stove

DINING KITCHEN 17' x 10'7" (5.18m x 3.23m)

Large dining kitchen with a selection of wall and base units, worktops with sink and drainer, oven, hob and extractor. Plumbing for washer and plenty of space for under counter appliances

LARGE SHOWER ROOM 6'6" x 7'6" (1.98m x 2.29m)

Recently installed large shower room with double walk in shower sink and W.C

FIRST FLOOR

Landing area

BEDROOM ONE 17' x 9'5" (5.18m x 2.87m)

BEDROOM TWO 7'9" x 5'5" (2.36m x 1.65m)

BEDROOM THREE 8'11" x 8'6" (2.72m x 2.6m)

SHOWER ROOM

Built in shower, sink and W.C

OUTSIDE

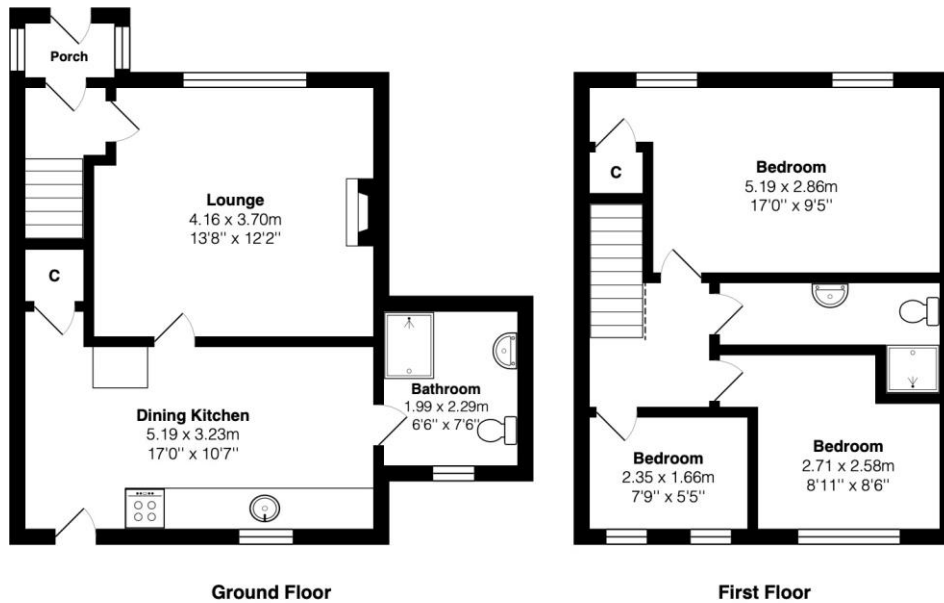
Large area to the front with off road parking and paved area which leads to decking. Pleasant enclosed gardens to the rear with paved seating area and Astro Turf lawn

BUYER DISCLAIMER

Please note 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.

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: 74.5 m² ... 802 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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