



11 Leavington Close, Woodside, Bradford, BD6 2NN

**** BEAUTIFULLY APPOINTED SEMI DETACHED ** MANY IMPROVMENTS MADE OVER RECENT YEARS **
LARGE GARDEN ROOM TO REAR ** VIEWING ADVISED ****

An exceptional SEMI DETACHED property situated within this increasingly popular area of Woodside BD6. Well placed for schools and commute to Halifax/Bradford. The property briefly comprises: entrance hallway, impressive dining/breakfast kitchen, THREE BEDROOMS and contemporary shower room. Externally are gardens to the front with off road parking and enclosed gardens to the rear, an ideal space for entertaining and an ADDITIONAL GARDEN ROOM!

Asking Price £190,000

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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

ENTRANCE HALLWAY

Open stairs to the first floor, laminate flooring and 2 useful understair store cupboards

LOUNGE 14'10" x 11'8" (4.52m x 3.56m)

Good size lounge

DINING KITCHEN

A lovely family sized dining kitchen with a range of wall and base units, worktops incorporating breakfast bar, oven hob and extractor. Plumbing for washer and dishwasher with additional space for undercounter appliances. Patio doors lead out into the garden.

FIRST FLOOR Landing area with store cupboard and loft access.

BEDROOM ONE 12' x 11'7" (3.66m x 3.53m)

BEDROOM TWO 11'1" x 10'5" (3.38m x 3.18m)

Store cupboard

BEDROOM THREE 11'7" x 9'4" max (3.53m x 2.84m max)

Cupboard over stair.

SHOWER ROOM 7'9" x 7'1" (2.36m x 2.16m)

Contemporary shower room with oversize walk in shower, vanity style sink and w/c.

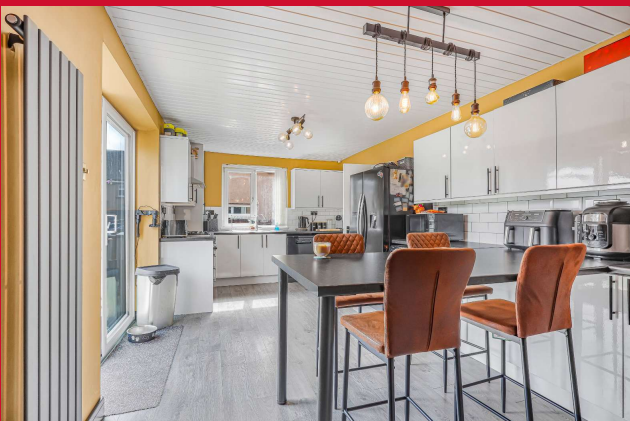
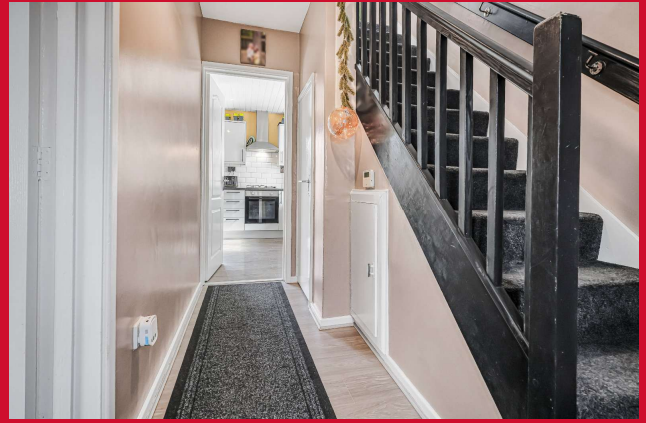
OUTSIDE

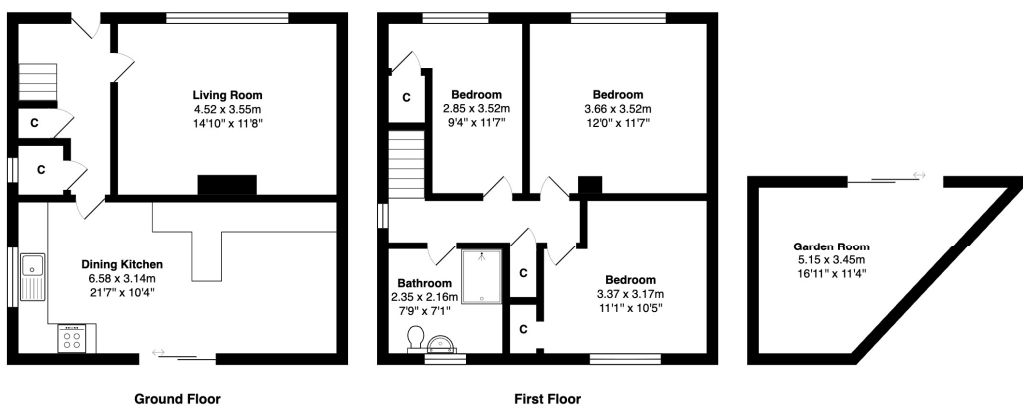
Gardens to the front with gated access allowing off road parking. Gardens to the side leading to a larger than average astroturf garden to the rear with patio area. Fantastic for families PLUS GARDEN ROOM!

GARDEN ROOM 16'11" (5.16) x 11'4" (3.45) max overall

A great additional at the bottom of the garden. Fully kitted out with power and light.

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: 102.3 m² ... 1102 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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