



Leylands Avenue, Bradford BD9 5QN

welcome to

Leylands Avenue, Bradford

What a size house! Offering spacious accommodation throughout this five bedroom semi detached is an ideal purchase for the growing family, located in a highly regarded area within Heaton. Two reception rooms, double garage and enclosed garden. No upper chain. Energy Rating: E.



What a size house! Offering spacious accommodation throughout this five bedroom semi detached is an ideal purchase for the growing family, located in a highly regarded area within Heaton. Accommodation over three floors, the property comprises: entrance hall, living room with bay window, dining room and modern kitchen. Stairs lead down into the integral double garage as well as upstairs to the first floor landing. Three bedrooms, bathroom and separate w,c to the first floor with an additional two bedrooms to the second floor. Enclosed rear garden, double glazing & gas central heating. Available with no upper chain. Energy Rating: E



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Living Room

17' 1" x 15' 3" (5.21m x 4.65m)

Dining Room

18' 1" x 13' 1" (5.51m x 3.99m)

Kitchen

17' 9" x 11' 2" (5.41m x 3.40m)

Basement

First Floor Landing

Bedroom One

17' 4" x 15' 3" (5.28m x 4.65m)

Bedroom Two

14' 4" x 11' 1" (4.37m x 3.38m)

Bedroom Three

8' 11" x 6' 9" (2.72m x 2.06m)

Bathroom

W.C

Second Floor Landing

Bedroom Four

15' 3" x 10' 5" (4.65m x 3.17m)

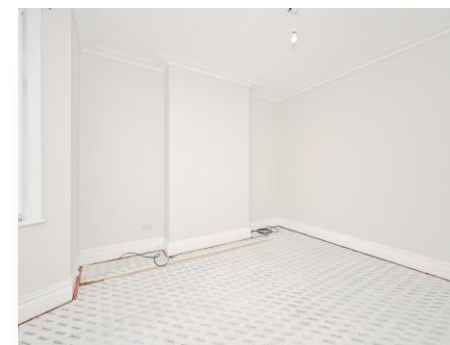
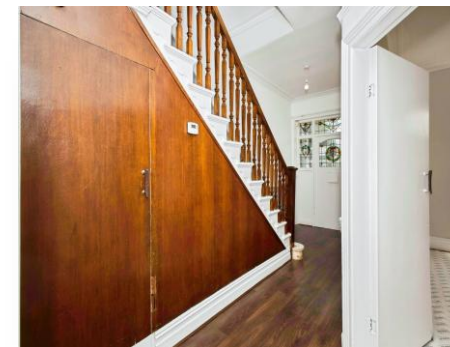
Bedroom Five

12' 1" x 7' 11" (3.68m x 2.41m)

Double Garage & Garden

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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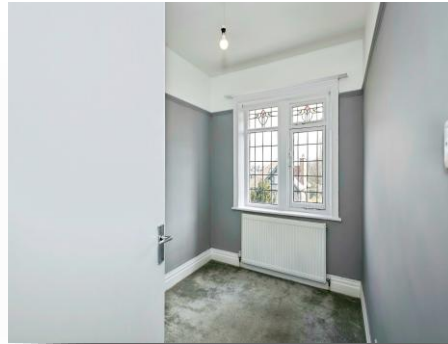
welcome to

Leylands Avenue, Bradford

- Five bedroom semi detached
- Highly regarded area
- Two reception rooms & modern kitchen
- Enclosed rear garden
- Integral double garage

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP111626 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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