

12 Leventhorpe Lane, Bradford, BD8 0EB

Offers Over £180,000

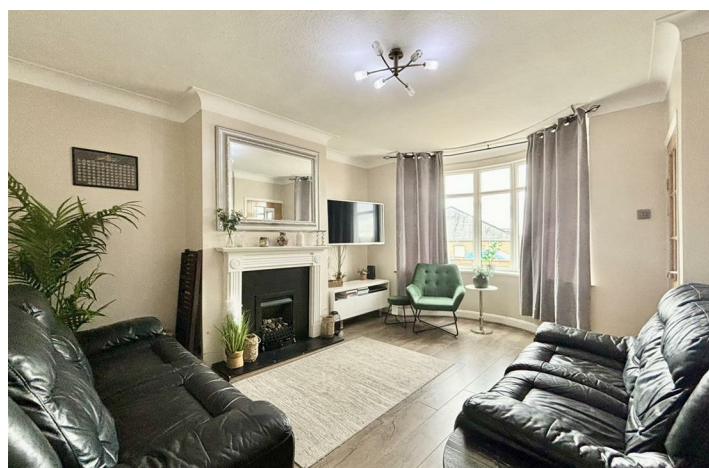
- THREE BEDROOM MID-TOWNHOUSE
- GAS CENTRAL HEATING & UPVC DG
- MODERN KITCHEN WITH FIXED DINING SEATING
- BLOCK PAVED FRONT GARDEN
- CCTV SYSTEM
- FANTASTIC LOCATION, CLOSE TO AMENITIES
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- MODERN BATHROOM
- EARLY VIEWING ADVISED

12 Leaventhorpe Lane, Bradford BD8 0EB

**** THREE BEDROOM MID-TOWNHOUSE ** WELL PRESENTED THROUGHOUT ** IMPRESSIVE KITCHEN-DINER ** MODERN BATHROOM ** GARDENS FRONT AND REAR ** CLOSE TO LOCAL AMENITIES **** This super property on Leaventhorpe Lane is nicely presented and benefits from a modern fitted kitchen, neutral decor, plenty of storage space and a convenient location with an array of amenities just a few minutes away. A great location for family buyers with local schools and bus routes nearby. We are expecting a high demand, arrange your viewing now! Briefly comprising of: Hall, Lounge, Dining-Kitchen, three Bedrooms & Bathroom.



Council Tax Band: B



Entrance Hall

A composite front door leads into the hallway with stairs off to the first floor, laminate flooring, central heating radiator and a glazed door to the lounge.

Lounge

16'4 x 12'8

Bay window to the front elevation, living flame gas fire set in a modern surround, laminate flooring and a central heating radiator.

Dining Kitchen

16'0 x 8'4

A modern fitted kitchen with a range of wall and base units, laminate work surfaces and complimentary splash-back wall tiling. There is black sink and drainer with mixer tap, LED down lights, plus plumbing for a washing machine and space for a tumble dryer. Integrated appliances include a Bosch electric oven & grill, Bosch induction hob and a black glass extractor above. Windows and exterior door to the rear elevation and a useful under-stairs storage cupboard. There is also a fixed upholstered corner bench seat to the dining area and a vertical radiator.

First Floor

Landing area with access to a fully boarded loft space, bedrooms and bathroom.

Bedroom One

14'6 x 8'11 (measurement taken from the wardrobe f

Bay window to the front elevation, wall to wall fitted wardrobes providing a fantastic amount of storage and a central heating radiator.

Bedroom Two

10'2 x 8'2 (measurement taken from the wardrobe f
Fitted with two double wardrobes, window to the rear elevation and a central heating radiator.

Bedroom Three

9'0 x 5'6

Window to the front elevation and a central heating radiator.

Bathroom

A fully tiled family bathroom comprising of a 'P' shape bath with mains powered shower over, rectangular washbasin with mixer tap and

storage below, plus a low flush WC. Chrome heated towel rail and a window to the rear elevation.

Loft

Fully boarded loft space providing further storage space.

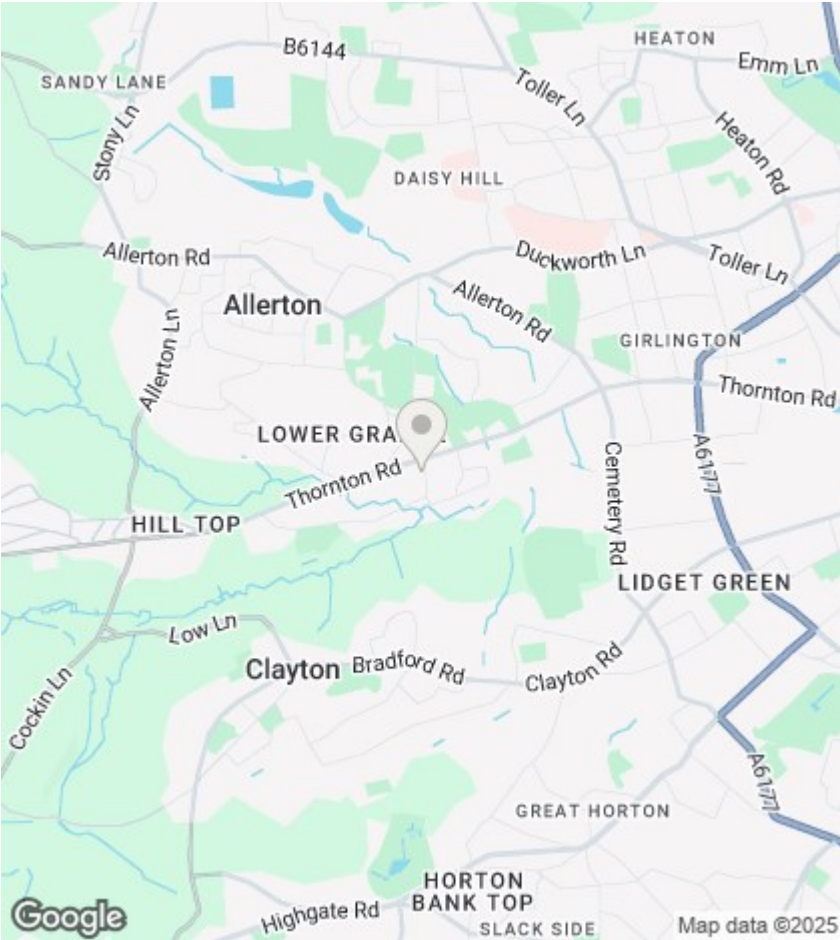
External

To the front of the property is a stone wall and garden gate giving access to a block paved front garden. To the rear is a further garden comprising of a paved patio seating area, lawn and an enclosed boundary. New drain pipes recently fitted to the back and front.

EPC & Floorplan to follow







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |