



12 Leventhorpe Lane, Bradford, BD8 0EB

Offers Over £180,000

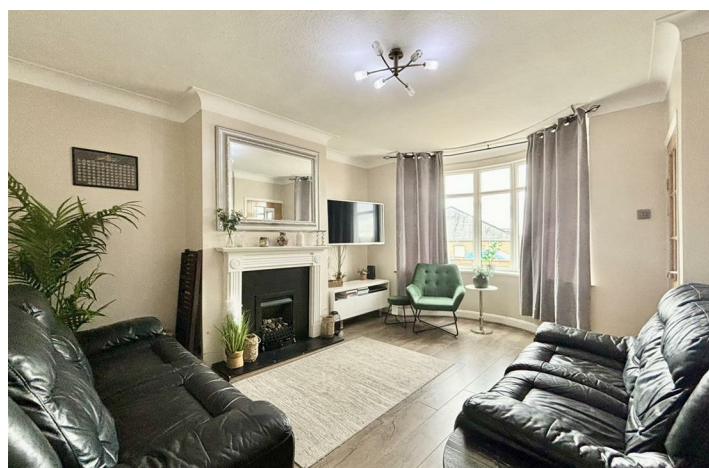
- THREE BEDROOM MID-TOWNHOUSE
- GAS CENTRAL HEATING & UPVC DG
- MODERN KITCHEN WITH FIXED DINING SEATING
- BLOCK PAVED FRONT GARDEN
- CCTV SYSTEM
- FANTASTIC LOCATION, CLOSE TO AMENITIES
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- MODERN BATHROOM
- EARLY VIEWING ADVISED

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.

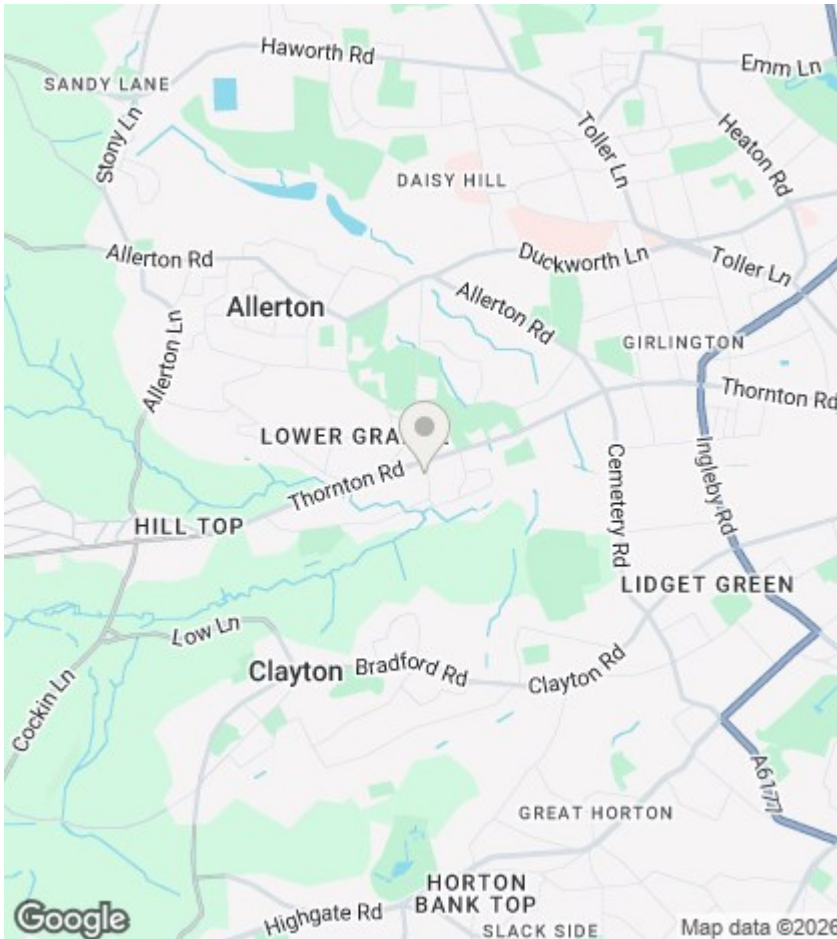
External

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

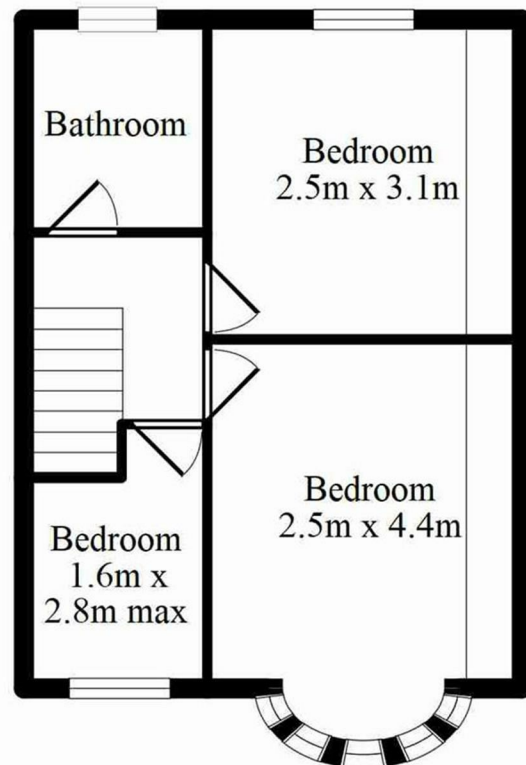
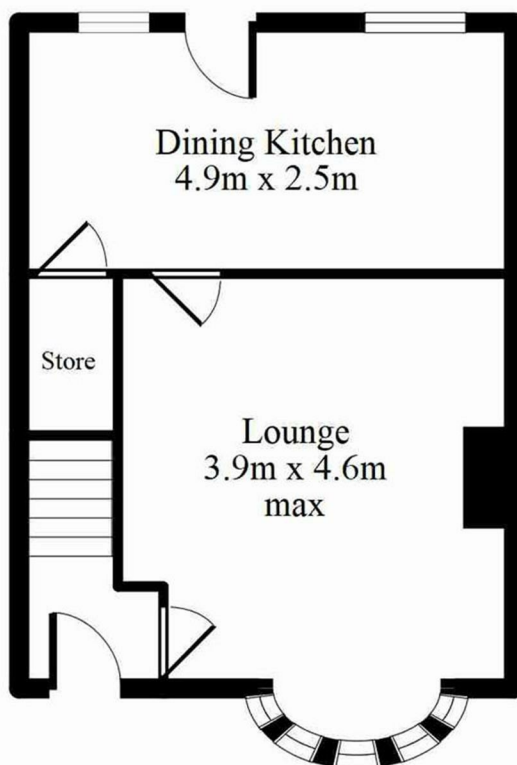
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMs 2025