



www.whitneys.co.uk

17 Leaside Drive

- 3 BEDROOMS
- SPACIOUS KITCHEN DINER
- 2 RECEPTION ROOMS
- outhouse/ converted garage

£245,000

EPC Rating '57'





Property Description

DESCRIPTION

Set in the heart of Thornton is this stunning 3 bed semi detached that boasts plenty of possibilities for a family. With an amazing outhouse/ garage conversion, large dining kitchen and plenty of outside space, this property is perfect for a growing family. Amongst a host of features, this home has recently had new windows and rear the door replaced making the property more energy efficient. This a turn key property that is ready to unpack and move straight into with neutral decor and plenty of space.

LIVING ROOM

15' 8" x 10' 10" (4.78m x 3.3m) In theme with the rest of the house, the living room is neutrally decorated with a beautiful feature fireplace. Making this the ideal retreat after a long day. With a window to the front, central heating radiator, and bay window.

KITCHEN

15' 8" x 12' 3" (4.78m x 3.73m) The hub of the house is the beautiful and modern family kitchen, with granite worktops, modern units, built in appliances,



and access to the open plan to conservatory. The kitchen diner also boasts a central heating radiator and window to the side.

CONSERVATORY

11' 0" x 7' 8" (3.35m x 2.34m) Designed to add extra space to the kitchen and currently used as a dining room, the conservatory features laminate flooring, French doors to the garden and two central heating radiators.

HALLWAY

9' 5" x 5' 10" (2.87m x 1.78m) The spacious hallway opens the house up beautifully with wooden doors, neutral decor, new carpets throughout, panelled walls and access to loft on the first floor.



MASTER BEDROOM

15' 7" x 10' 4" (4.75m x 3.15m) The large master bedroom features built in wardrobes that are a show piece and provide ample storage space. This room is neutrally decorated and offers a cosy retreat. With a radiator and window to front this room is cosy yet bright and airy.

BEDROOM TWO

8' 11" x 8' 11" (2.72m x 2.72m) A large bedroom with a window to the rear, central heating radiator and amazing views. This would be a strong contender for another master bedroom.



BEDROOM THREE

8' 11" x 6' 5" (2.72m x 1.96m) Currently used as a study with a window to the rear, central heating radiator and more amazing views. This room would hold a double bed.

CONVERTED GARAGE/ OUTHOUSE

19' 4" x 12' 10" (5.89m x 3.91m) This is the absolute show stopper of this property and must be viewed to appreciate it. With ample amounts of space, tiled floor, workspace, separate quirky toilet, wooden walls, log burner and plenty of storage cupboards- the outhouse is currently used as a workshop for the current owner who runs her business from here. But- the sky is the limits with this space. It would make a great home office or a space for someone who has a dog sitting or childminding business as the outhouse is huge! We also think this would make the most amazing summer room or bar.



EXTERIOR

In keeping with the garage conversion is the amazing outdoor space that is fully enclosed. With a built in barbeque, decking and paving- this space will be perfect for hosting summer parties.

FAMILY BATHROOM

The family bathroom consists of a 3 piece suite with



modern part tiling and window to the rear.

DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.co.uk
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.