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288 Leaventhorpe Lane

- THREE BEDROOM SEMI DETACHED
- SPACIOUS GARDEN
- AMAZING VIEWS
- POPULAR LOCATION

Offers Over £199,950
EPC Rating '70'





Property Description

DESCRIPTION

Spacious three bedroom semi detached house located close to Thornton village with many amenities near by. This property would be an ideal family home or first time buyer. With a large living room, kitchen diner, three bedrooms, bathroom, gardens to the front and rear and a full length driveway with garage. This property has had a new roof installed in 2019, new garage roof and door and the front has been re rendered. This property is one not to miss.

FRONT ENTRANCE

14' 06" x 5' 06" (4.42m x 1.68m) Entrance hall comprises of front door with access to the ground floor rooms, a central heating radiator and stairs leading to the first floor.

KITCHEN/DINER

17' 04" x 8' 0" (5.28m x 2.44m) In this light, newly renovated kitchen/diner with modern decor it has a range of wall and base units fitted with integrated appliances, a window to the rear and a central





heating radiator. It also grants access to side of the house through a side door and double French doors leading to back garden. This room also has a pantry with electrics.

LIVING ROOM

15' 04" x 11' 08" (4.67m x 3.56m) The spacious living room which is neutrally decorated offers ample amounts of natural light from the large window to the front and stunning views. This room allows for a variety of furniture styles and has a gas fireplace set with a marble surround and also has a large central heating radiator.

MASTER BEDROOM

11' 11" x 11' 06" (3.63m x 3.51m) The master bedroom has a large window to the front and a central heating radiator. Neutrally decorated walls and carpets and enough space to allow for a variety of furniture styles.

BEDROOM TWO

10' 09" x 10' 02" (3.28m x 3.1m) A good size bedroom which is light and airy with a window to the rear and a central heating radiator.

BEDROOM THREE

5' 06" x 6' 11" (1.68m x 2.11m) This bedroom comprises of a window to the front, central heating radiator and over bed storage.



BATHROOM

6' 11" x 6' 03" (2.11m x 1.91m) Family bathroom which is fully tiled and consists of a three piece suite including a wc, handwash basin and a shower. This room also comprises of a window to the rear and a heated towel rail.

HALLWAY

7' 06" x 5' 06" (2.29m x 1.68m) The hallway grants access to the first floor rooms and loft along with a window overlooking the side of the house.



EXTERIOR

The outdoor space is stunning. With a patio area, lawn and views to die for- this outside retreat is perfect for a family or for hosting summer barbecues. With well maintained gardens to the front, sides and rear along with a large driveway for multiple cars and a garage. There is also a shed fully fitted with electrics.





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		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		

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