

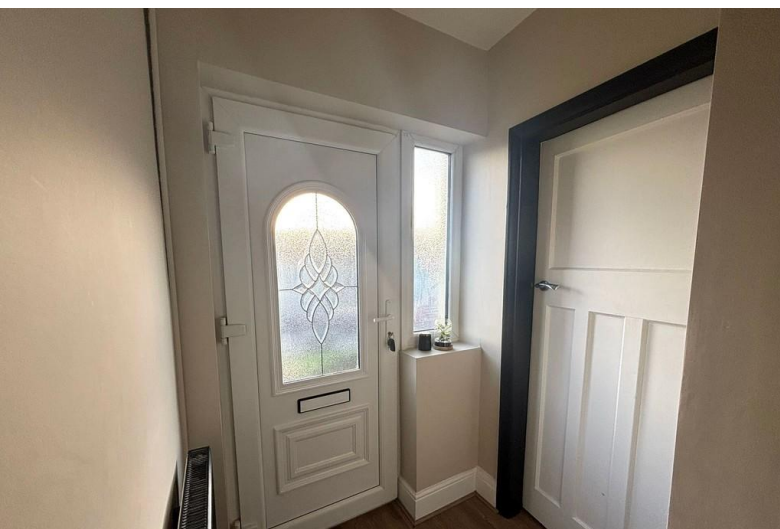


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52 Leaventhorpe Lane

- THREE BEDROOM MID TERRACED
- VIDEO TOUR
- POPULAR LOCATION
- IDEAL FAMILY HOME

Offers In Region Of £175,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

Welcome to this beautifully modernised three-bedroom mid-terraced home, perfectly situated in a popular and convenient residential area. Stylishly updated throughout, this property offers a blend of modern living and traditional charm ideal for growing families or first-time buyers alike. Located close to local schools, shops, transport links, and amenities, this delightful home ticks all the boxes for comfort, convenience, and style.

ENTRANCE HALL

A welcoming entrance hall decorated in light, neutral tones, creating a bright and airy feel. Featuring attractive wood flooring and central heating, with stairs leading to the first floor.

LIVING ROOM

11' 06" x 12' 10" (3.51m x 3.91m) A spacious and inviting living room with a large window to the front, allowing plenty of natural light to fill the space. Decorated in neutral tones with wood flooring throughout, this room offers a warm and modern



feel. A feature gas fire provides a stylish focal point, and the room comfortably accommodates a good range of furniture, making it perfect for family relaxation or entertaining.

KITCHEN/DINER

9' 10" x 15' 11" (3m x 4.85m) A bright and well-presented kitchen with a window overlooking the rear garden and a back door providing direct access outside. Finished in neutral tones, the kitchen features a range of modern wall and base units offering ample storage and workspace. Included is a cooker with gas hob and extractor fan, ideal for everyday cooking. A separate pantry provides additional storage convenience.



HALLWAY

8' 01" x 5' 11" (2.46m x 1.8m) A light and airy hallway providing access to all upstairs rooms, decorated in neutral tones with cream carpets for a warm and welcoming feel. A set of drop-down ladders leads to the loft room, offering convenient access to additional living or storage space.

BEDROOM ONE

10' 01" x 11' 07" (3.07m x 3.53m) A bright and spacious double bedroom with a window to the front, filling the room with natural light. Decorated in neutral tones with cream carpets, this inviting room features a charming feature fire that adds character and warmth. Benefitting from central heating and generous floor space, it comfortably accommodates a range of bedroom furniture.



BEDROOM TWO

9' 11" x 9' 08" (3.02m x 2.95m) A comfortable double bedroom with a window overlooking the rear garden, creating a peaceful and private setting. Finished in neutral tones with cream carpet, the room offers a calm and welcoming atmosphere. Benefitting from central heating and a built-in storage cupboard, it provides both comfort and practicality.

BEDROOM THREE

7' 07" x 5' 06" (2.31m x 1.68m) A well-presented bedroom with a window to the front, allowing for plenty of natural light. Decorated in neutral tones and benefiting from central heating, this versatile room is ideal as a child's bedroom, guest room, or home office.



BATHROOM

6' 05" x 8' 01" (1.96m x 2.46m) A stunning, fully tiled bathroom with a window to the rear, allowing natural light to brighten the space. This modern room features a contemporary WC and handwash basin with built-in storage, complemented by a walk-in shower perfect for a stylish and practical family bathroom.



LOFT ROOM

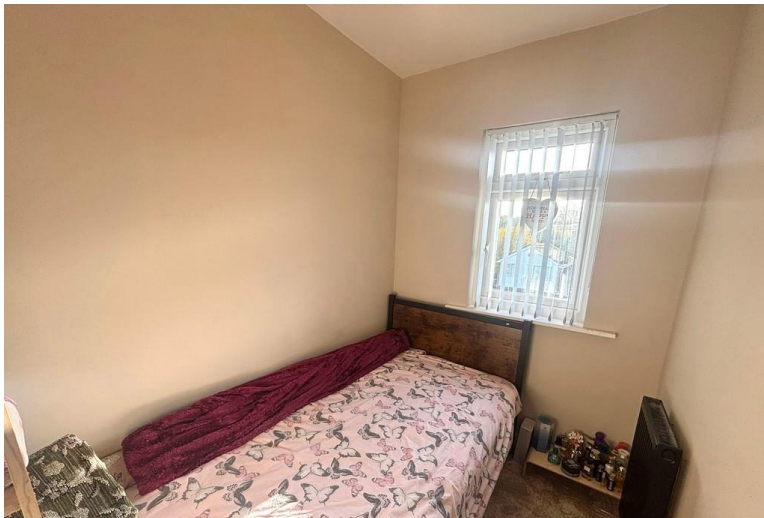
A good-sized loft room with a Velux window, filling the space with natural light. Decorated in neutral tones with matching carpet, this versatile room is accessed via a drop-down ladder and offers excellent potential for storage or conversion, with planning permission available for further development.

EXTERIOR

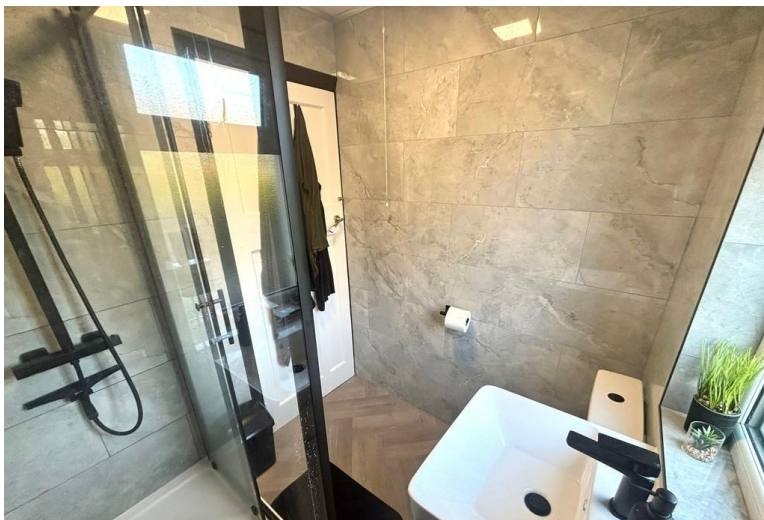
The property benefits from gardens to both the front and rear. The front garden is low-maintenance with decorative stones and offers stunning views, creating an impressive first impression. The rear garden is partially flagged and fenced for privacy, with a section of artificial grass perfect for outdoor seating, children's play, or entertaining.

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.



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