



Leventhorpe Lane, Bradford, BD8 0EG

- **Freehold Barn Conversion ● Full of Character & Style ● Rural Views ●**
- **Off Road Communal Parking & Separate Garage ●**

FREEHOLD | COUNCIL TAX BAND: F | EPC: C

Priced at £285,000

Directions

From our office head up Thornton Road. Go straight ahead at Four Lane Ends traffic lights. Continue for a quarter of a mile and turn left onto Leaventhorpe Lane. Follow the road around to the right and the barn conversion can be found on the left.

Description

This is a delightful barn conversion having everything expected including vaulted beamed ceilings with a modern twist. Stylish and well cared for. This large family home is set in a semi rural location with far reaching views.

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

Entrance Hallway 16' 4" x 6' 5" (4.972m x 1.948m)

A composite door with a top light window providing natural light. A radiator, laminate style wood effect flooring, feature ceiling beams, house alarm panel and an open staircase leading to the first floor landing. Double doors to the dining room and steps down to the lounge.

Kitchen 13' 3" x 8' 2" (4.050m x 2.485m)

Two wooden double glazed windows, feature beams, a range of cream gloss base and wall units, including a tall pull out larder unit. Part tiled walls and a tiled floor. An extractor fan and plumbing for a range style oven and washing machine. A Vokera combination boiler and a built in cupboard housing the meters and water stop tap. Open aspect to the hallway.

Dining Room / Second Reception 14' 6" x 13' 8" (4.414m x 4.176m)

A floor to ceiling wooden double glazed feature window allowing maximum light. Laminate style wood effect flooring, radiator, feature wooden beams and internet/tv point. Marble effect fire surround and hearth with a coal grate.

Lounge 20' 0" x 15' 6" (6.096m x 4.714m)

An L shaped good sized reception which has rural views as it is rear facing. Having plenty of character with three wooden double glazed windows and feature wooden beams in keeping with the property style. A composite door leading to the rear garden, parking and garage. A marble effect fire surround and hearth with a grated coal fire. Laminate style wood effect flooring, two alcoves, a walk in cloak cupboard, radiator and internet/ tv point.

First Floor Landing

With laminate style wooden effect flooring, banister and handrail. Doors leading to three bedrooms and the family shower room.

Master Bedroom One 15' 5" x 14' 6" (4.704m x 4.421m)

An L shaped master bedroom. Two wooden double glazed windows providing rural views as rear facing. A vaulted ceiling with feature wooden beams, a radiator, internet / tv connection and built in wardrobes.

Master En Suite 8' 1" x 5' 9" (2.464m x 1.761m)

Fully tiled walls and floor, ceiling spotlights, a white low flush toilet and large white pedestal hand basin. A ceramic and chrome towel radiator, and a walk in double shower enclosure, with thermostatic shower with double head shower including drench/ waterfall head and sliding glass doors.

Bedroom Two 8' 9" x 8' 8" (2.657m x 2.653m)

A wooden double glazed window, radiator, vaulted ceiling with feature wood beams, Velux window and a laminate style wood effect floor.

Bedroom Three 14' 5" x 13' 9" (4.400m x 4.200m)

With a floor to ceiling wooden double glazed window to allow maximum light. A vaulted ceiling with feature wooden beams. Laminate style wooden effect flooring, radiator, and tv point.

Family Shower Room 6' 3" x 5' 5" (1.907m x 1.651m)

A vaulted ceiling with wooden beams and a wooden Velux window. A tiled floor and Upvc feature wall panels, A chrome towel radiator and extractor fan. A double glass shower enclosure with low threshold and thermostatic double head drench shower. A large white hand basin and low flush toilet.

Second Floor Landing

Leading to Bedroom four and office/ occasional room. A Velux window, laminate wooden effect flooring and handrail.

Second Floor Bedroom Four 11' 11" x 11' 4" (3.622m x 3.451m)

A radiator, wooden ceiling beams and shapely ceiling. Wooden effect laminate style flooring, two Velux wooden windows, and tv/internet points. Under eaves storage and a stepped passageway leading to the occasional Room.

Occasional Room 14' 0" x 5' 2" (4.265m x 1.581m)

Currently used as a dressing room this space would make an excellent nursely or office space. With a wooden Velux window, shapely ceiling with feature wooden beams, radiator and wood effect laminate style flooring.

Garage 17' 2" x 8' 6" (5.236m x 2.584m)

The middle garage of three with an up and over door, with no light or power.

Outside

The property is part of a barn conversion and has a walled garden with access for all at the front. Paved walk ways and grassed areas. The back is accessed via a pebbled shared driveway which leads to a parking area and stone built garages. The back garden has low rise walls to give a rural feel with maximum viewing potential of the greenery outlook. Having stone flagged areas and a lawn.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, Three and O2.

Local Authority

Bradford Council Tax Band F £2933.13 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

www.dinsdalesestates.co.uk

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