



Leventhorpe Lane, Thornton, Bradford, BD13 3BL
● Semi Detached ● Three Bedrooms & Two Receptions ●
● Front & Back Gardens ● Driveway & Detached Garage ●
FREEHOLD | COUNCIL TAX BAND: C | EPC: D
Priced At £202,500

Directions

From our office head up Thornton Road towards Thornton. Take the 5th left onto Leaventhorpe Lane, stay on Leaventhorpe Lane when it bares to the right. The property is found on your right.

Description

DINSDALES ESTATES PRESENTS THIS GREAT SIZED SEMI DETACHED IN LEAVENTHORPE. We feel this would make a lovely, long term home.

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 11' 10" x 6' 0" (3.599m x 1.841m)

Via an entrance porch to a wooden door with stained glass, carpeted with matted area, a radiator, a smoke detector and two under stair storage cupboards.

Lounge 15' 8" x 11' 6" (4.770m x 3.508m)

Carpeted shapely room with double glazed bay window, gas fire with marble surround and heath, wall lights and a radiator.

Dining Room / Second Reception 11' 11" x 11' 11" (3.644m x 3.627m)

Carpeted with double glazed window with some stained glass, a radiator and a blow fire.

Kitchen 17' 10" x 5' 7" (5.437m x 1.699m)

Wooden style door from entrance hall with frosted glass. Lino look flooring, wooden wall and base units with neutral, marble style work surface and chrome handles, stainless steel basin and drainer with mixer tap. Indesit built in electric hob and oven. A radiator and Baxi boiler with thermostat. Veritas 8 alarm. Bosch washer for buyer benefit. Double glazed window and upvc door with frosted glass.

Landing & Stairs

Carpeted with wooden banister and balustrade, frosted double glazed window and a smoke detector.

Bedroom One 13' 0" x 9' 5" (3.951m x 2.874m)

Carpeted with wooden built in wardrobe and dressing table. A radiator and a double glazed window with part stained glass.

Bedroom Two 12' 1" x 11' 3" (3.684m x 3.427m)

Carpeted with a double glazed window with part stained glass, a radiator and wooden built in wardrobe with dressing table.

Bedroom Three 10' 8" x 6' 1" (3.244m x 1.865m)

Carpeted with double glazed window with part stained glass, access to loft, a radiator and a wooden built in cupboard with desk. Stair hub storage cupboard.

Toilet 3' 10" x 2' 8" (1.156m x 0.814m)

Separate to the bathroom. White one piece, part tiled walls with built in toilet holder, grab handle and air vent.

Bathroom 7' 5" x 5' 4" (2.265m x 1.636m)

Separate to the toilet. Two piece suite with part tiled walls, Lino look flooring, wall mounted cupboard. Grab handles and a gas powered over bath shower with shower screen and shower curtain.

Outside

Detached garage stone look build with wooden style painted door. The front is part paved with a greenhouse and a shed. Meters are located at the side of the property. Low maintenance back garden with driveway, part pebbled with greenery and gate.

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 and O2.

Local Authority

Bradford Council Tax Band C £1805.00 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining area.

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 & 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

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

Find us on Facebook: Dinsdales Estates

Find us on Instagram: [dinsdales_estates](https://www.instagram.com/dinsdales_estates)