

Peter David

Properties Ltd

Residential Sales and Lettings



7 Leavington Close

Bradford, BD6 2NN

Offers Over £187,000



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Low Moor, Bradford, BD6 2NN

Offers Over £187,000



Welcome to this delightful three-bedroom semi-detached home located on the sought-after Leavington Close in Bradford. This property is perfect for families, offering a spacious and versatile living environment across three floors.

As you enter, you will be greeted by a generous layout that includes an additional attic room, providing extra space for a study, playroom, or guest accommodation. The home boasts two well-appointed bathrooms, ensuring convenience for family living.

Set on a large corner plot, this residence features secure electric gates that lead to a substantial driveway, offering ample parking space alongside a detached garage. The gardens, at the front, rear and side, provide a lovely outdoor area for children to play or for hosting gatherings with friends and family.

The property has been thoughtfully designed with efficiency in mind and features solar panels which provide a substantial cost saving, as well as an income by providing extra power back to the grid.

This property is offered to the market with no onward chain, making it an ideal choice for those looking to move in without delay. With its combination of space, security, and a prime location, this home is a fantastic opportunity for anyone seeking a comfortable family residence in Bradford. Don't miss your chance to view this exceptional property.

Entrance Porch

An entrance porch leads in from the side of the home and provides access to the storage room / boot room.

Storage / Boot Room

Useful storage space ideal for modern family living.

Living Room

Overlooking the front of the home with a wall mounted feature gas fireplace, the living room is tastefully presented in a light and neutral colour scheme.

Kitchen Diner

To the rear of the property, the kitchen diner features solid wood base and wall units, enhanced by built-in lighting and a stunning granite worktop. It includes an integrated dishwasher to the side of the sink and ample space for a large oven and an American-style fridge freezer. Additionally, numerous plug sockets are strategically placed throughout the area, adding to its practicality and convenience.

Utility Room

The spacious under-stairs area is currently utilised as a utility room, offering full plumbing for a washing machine and an external vent for a tumble dryer. This practical space maximizes functionality while keeping laundry tasks organised and out of sight.

Bedroom One

A well sized double bedroom overlooking the front of the home.

Bedroom Two

A dual aspect double bedroom overlooking the front and side of the home with built in storage space.

Bedroom Three

A well sized bedroom to the rear of the home with built in storage space.

Bathroom

A tastefully tiled bathroom suite with a bath tub, hand basin with built in storage and w/c.

Attic Room

Accessed via a fixed staircase, the attic room provides a flexible space and is ideal for a home office, games room or occasional bedroom. With a velux window and access to the en-suite.

En-Suite Wet Room

An en-suite shower room in the attic space which is tastefully tiled featuring a walk in shower, hand basin and w/c.

Garage

The detached garage is equipped with mains power and water, making it an ideal space for parking, working or storage.

External

The property is located on a generous corner plot, enclosed by fencing and mature hedges that ensure both privacy and security. Remotely operated electric gates provide convenient access to the driveway, which can accommodate multiple vehicles with ease. The grounds include well-appointed outdoor spaces at the front, rear, and side of the home, offering plenty of room for relaxation and outdoor activities.

Directions

For Satnav please use the postcode BD6 2NN

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order

that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



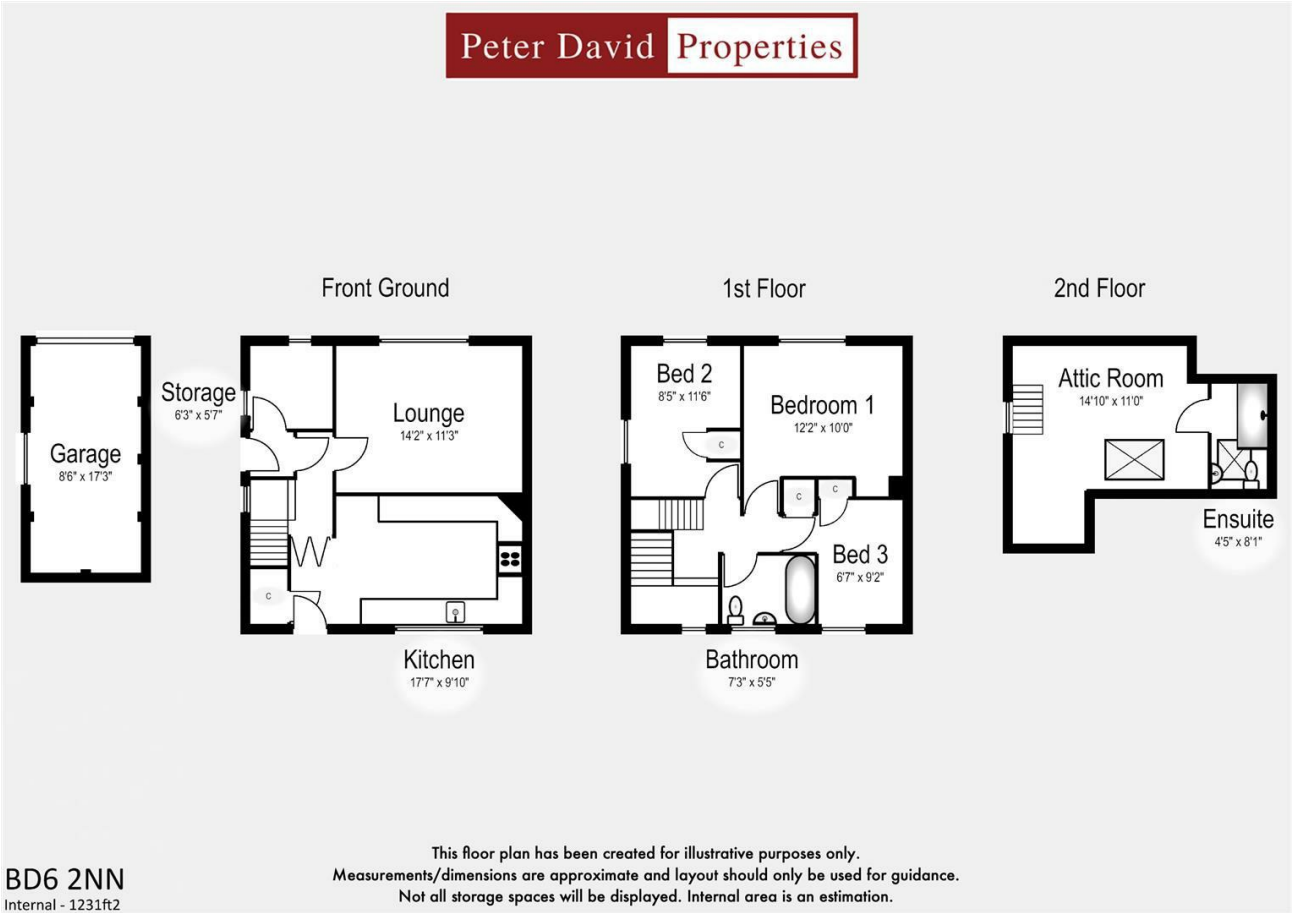
Hybrid Map



Terrain Map



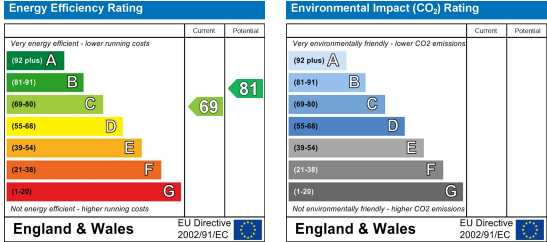
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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