



Leaventhorpe Lane, Thornton

£295,000

* SEMI DORMER BUNGALOW * FOUR BEDROOMS * EXTENDED * READY TO MOVE INTO *
 * MODERN KITCHEN & BATHROOM * LANDSCAPED GARDEN * OPEN VIEWS * PARKING * GARAGE * STUDY AREA *

A stunning extended four bedroom semi detached dormer bungalow offering beautifully presented, move-in-ready accommodation finished to a high standard throughout, and enjoying attractive open views to the front.

The property features a spacious open-plan family living kitchen, complemented by a contemporary fitted kitchen with integrated appliances and a stylish four-piece family bathroom. Thoughtfully designed and modernised, this superb home provides flexible living space ideal for families.

Located within easy reach of Thornton village, the property benefits from convenient access to a range of local amenities, shops, and well-regarded primary and secondary schools.

Externally, the home boasts a well-maintained front garden and a beautifully landscaped rear garden with lawned areas, mature planting, and multiple seating areas. A dedicated outdoor bar creates the perfect space for entertaining family and friends. A driveway provides off-road parking and leads to a detached single garage, with the added benefit of a separate occasional room to the rear (currently used as an office).

Combining style, space, and a sought-after setting, this exceptional home is perfect for modern family living.





Reception Hall

With radiator.

Lounge

13'8" x 11'3" (4.17m x 3.43m)

Having a multi fuel fire set in chimney breast, radiator and double glazed window.

Family Living Kitchen

19'8" x 15'7" (5.99m x 4.75m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, dishwasher, oven, hob, extractor hood, radiator and double glazed window.

Dining Area

With seating area, radiator, double glazed window and bi-fold doors.

Bedroom Two

10'7" x 7'9" (3.23m x 2.36m)

With radiator, double glazed window and useful storage.

Bedroom One

11'8" x 11'2" (3.56m x 3.40m)

With radiator, double glazed window, understairs storage.

Bathroom

Modern four piece suite comprising panelled bath, shower cubicle, pedestal wash basin, low suite wc, radiator and double glazed window.

First Floor

Bedroom Four

10' x 9'5" (3.05m x 2.87m)

With hanging space, radiator and double glazed window.

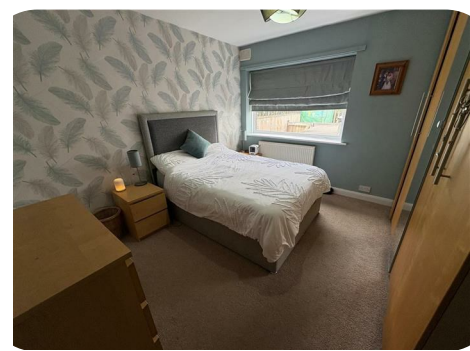
Bedroom Three

13'4" max x 11'3" (4.06m max x 3.43m)

With radiator, double glazed window and eaves storage.

WC

Two piece suite comprising low suite wc, vanity sink unit.





Exterior

To the outside there is a well maintained garden with decking and patio with outdoor bar area. A driveway leads to a detached garage with an office/occasional room to the rear of the garage.

Directions

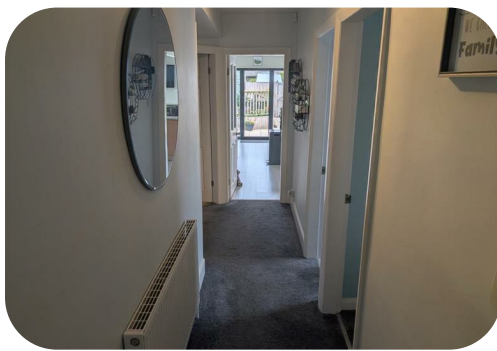
From our office on Queensbury High Street head toward Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout take the 2nd exit and stay on Thornton Rd, right onto Leaventhorpe Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford

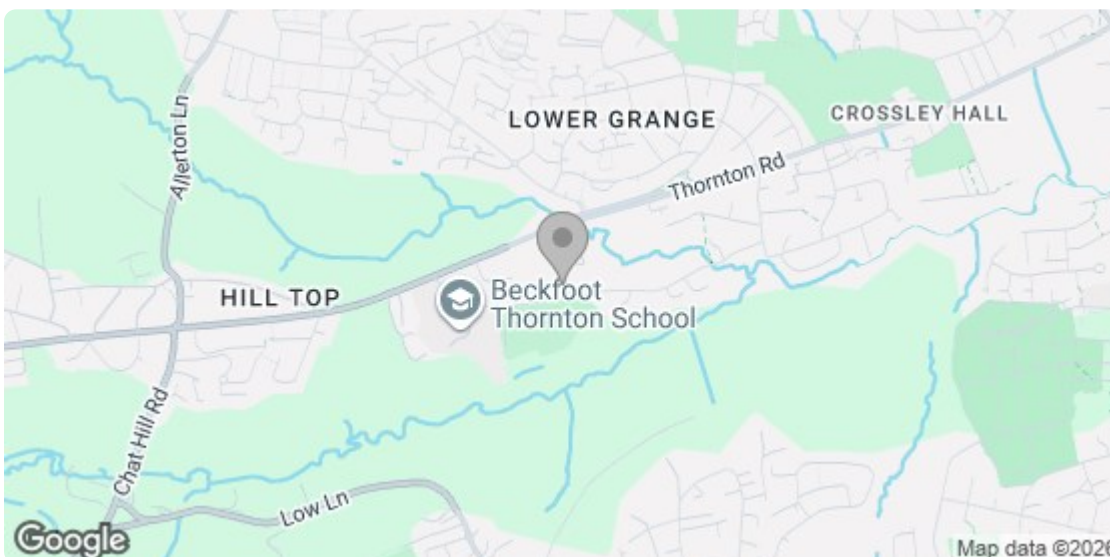


Leaventhorpe Lane BD13

Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft
 Outbuilding = 16.9 sq m / 182 sq ft
 (Including Storage Garage)
 Total = 140.5 sq m / 1512 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323200)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk