



## Leaventhorpe Lane, Thornton, Offers In Excess Of £250,000

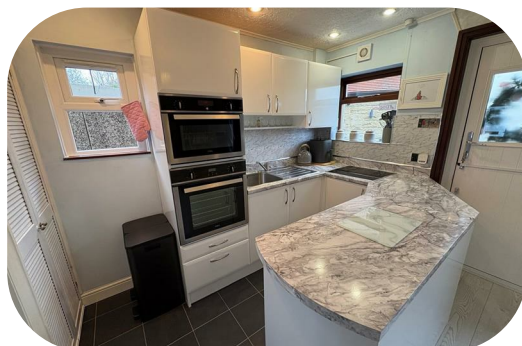
\* SEMI DETACHED \* THREE BEDROOMS \* MODERN KITCHEN & BATHROOM \* VIEWS \*  
\* GARDEN \* DRIVE \* GARAGE \* CLOSE TO AMENITIES \* POPULAR LOCATION \*

Discover this beautifully presented three bedroom semi detached home located on the outskirts of Thornton village.

Offering a modern kitchen and bathroom, this property is designed for comfortable living. Enjoy stunning open aspect views at the rear, complemented by well maintained gardens both front and rear.

The ample driveway provides off-street parking leading to a single garage, making it convenient for families. With easy access to local amenities, shops and a choice of first and secondary schools, this home perfectly balances tranquillity and accessibility.

This is an ideal opportunity for anyone seeking a modern and spacious residence in a desirable location.





## Entrance Hall

With understairs storage and radiator.

## Lounge

13'6" x 10'5" (4.11m x 3.18m)

Having a modern electric fire, radiator, double glazed bay window, French doors to dining kitchen.

## Dining Kitchen

16'6" x 9'9" (5.03m x 2.97m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, dishwasher, radiator, double glazed window, stable style door to rear.

## First Floor

With radiator and double glazed window.

## Bedroom One

13'9" x 11'1" max (4.19m x 3.38m max)

With modern fitted wardrobes, radiator and double glazed window.

## Bedroom Two

9'7" x 11'1" (2.92m x 3.38m)

With built in wardrobe, radiator and double glazed window enjoying farmland views.

## Bedroom Three

5'5" x 7'9" (1.65m x 2.36m)

With built in storage, radiator and double glazed window.

## Bathroom

Modern three piece suite comprising walk-in shower, pedestal wash basin, low suite wc, radiator and double glazed window.

## Exterior

Fantastic landscaped garden to the rear with farmland views, together with a driveway providing ample parking leading to a single garage.

## Directions

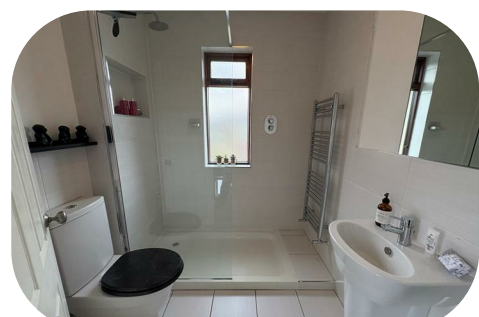
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd, at the roundabout take the 2nd exit and stay on Thornton Rd, turn right onto Leaventhorpe Ln and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / Bradford



**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.

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

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)