



## 284 Leventhorpe Lane

Thornton, Bradford, West Yorkshire, BD13 3BJ

**Offers In Region Of  
£155,000**



# Property Features

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- NO UPWARD CHAIN
- SEMI DETACHED BUNGALOW
- POPULAR LOCATION
- WELL MAINTAINED
- SOME UPDATE REQUIRED
- LOUNGE. KITCHEN
- TWO BEDROOMS
- THREE PIECE BATHROOM
- UPVC WINDOWS. CENTRAL HEATING
- GARDENS. OFF ROAD PARKING

## Full Description

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**\*\*NO UPWARD CHAIN\*\*** Situated in popular location is this Semi Detached Bungalow well maintained but in need of some update. The property briefly comprises of Lounge, Kitchen, Two Bedrooms and Three Piece Bathroom. UPVC Windows and Central Heating. Gardens to front and rear. Driveway to side providing off road parking.

### ENTRANCE

Via side door to inner hall with doors to all rooms.

### LOUNGE

16' 8" x 14' 4" (5.08m x 4.37m)

UPVC bay window. Tiled fireplace with living flame effect electric fire. Central heating radiator. Cornice.

### KITCHEN

9' 1" x 7' 8" (2.77m x 2.34m)

UPVC window. Range of modern wall and base units with complementary work surfaces and tiling. Inset stainless steel sink. Free standing cooker. Pantry. Central heating radiator.

### BEDROOM ONE

13' 6" x 12' 0" (4.11m x 3.66m)

UPVC window. Central heating radiator.

### BEDROOM TWO

9' 9" x 8' 2" (2.97m x 2.49m)

UPVC window. Central heating radiator. This room could be used as a dining room.

### BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m)

UPVC window. Grey three piece suite comprising of bath with electric shower over, hand wash basin and wc. Complementary tiling. Central heating radiator.



## EXTERIOR

Lawned gardens to front and rear with floral borders.

Driveway parking to side.

## PROPERTY DIRECTIONS:

From Bradford Centre travel along Thornton Road (B6145) passing through five sets of traffic lights, continue along this road passing the Fire Station on your left. Take your first left before Beckfoot Thornton School into Leaventhorpe Lane, continue along this road and 284 is on your left.

## PURCHASE DETAILS:


*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

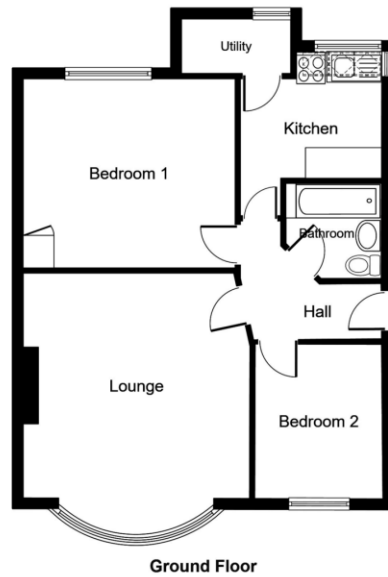
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	87
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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284 Leaventhorpe Lane, Thornton, Bradford, BD13 3BJ NOT TO SCALE For layout guidance only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements