Sugdens
Sales & Lettings



Leaventhorpe Lane, Thornton

£250,000

* SEMI DORMER BUNGALOW * THREE BEDROOMS * BEAUTIFULLY PRESENTED * VIEWS *
* MODERN KITCHEN * LANDSCAPED GARDEN * GARAGE * POPULAR LOCATION *

This stunning three-bedroom dormer bungalow offers beautifully presented, move-in-ready accommodation finished to a high standard throughout, with attractive open views to the front.

Boasting two reception rooms, a modern fitted kitchen with integrated appliances, modern bathroom and en suite shower room.

The property is within easy reach of Thornton village which boasts amenities, shops and both first and secondary schools.

Externally, the home benefits from a well-maintained front garden and a private landscaped rear garden with lawn, mature planting and seating areas - ideal for relaxing or entertaining. There is also a driveway leading to a single detached garage.

A superb home combining style, space, and scenic surroundings.











Kitchen
9'9" x 7'1" (2.97m x 2.16m)
Modern fitted wall and base units incorporating sink unit, plumbing for auto washer, oven, hob, extractor hood, radiator, double glazed window.

Dining Room
11'3" x 12'8" (3.43m x 3.86m)
With radiator and double glazed window.

Lounge
15'4" x 11'3" (4.67m x 3.43m)
With electric fire in fireplace surround, radiator, double glazed bay window.

Bedroom Two
11'4" x 8'9" (3.45m x 2.67m)
With radiator and double glazed window.

Bedroom One
11'3" x 9'6" (3.43m x 2.90m)
With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator.

Bathroom
Modern three piece suite comprising panelled bath with shower over, vanity sink unit, low suite wc, radiator, double glazed window.

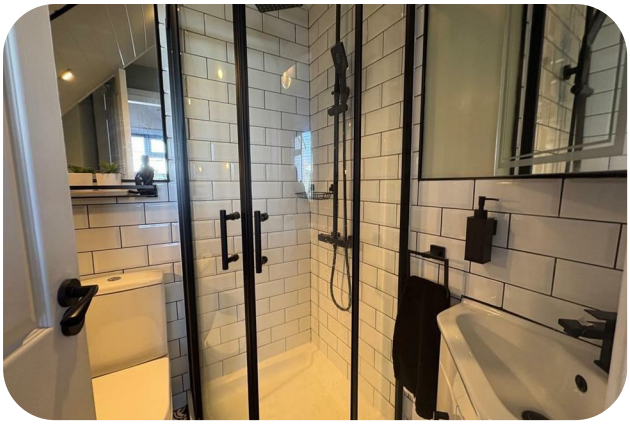
Attic Bedroom Three
18'3" x 9'1" (5.56m x 2.77m)
With radiator and double glazed window.

Exterior
To the outside there is a well maintained and well stocked lawned and patio garden to the rear with decked area, together with a driveway leading to a single garage.











Directions

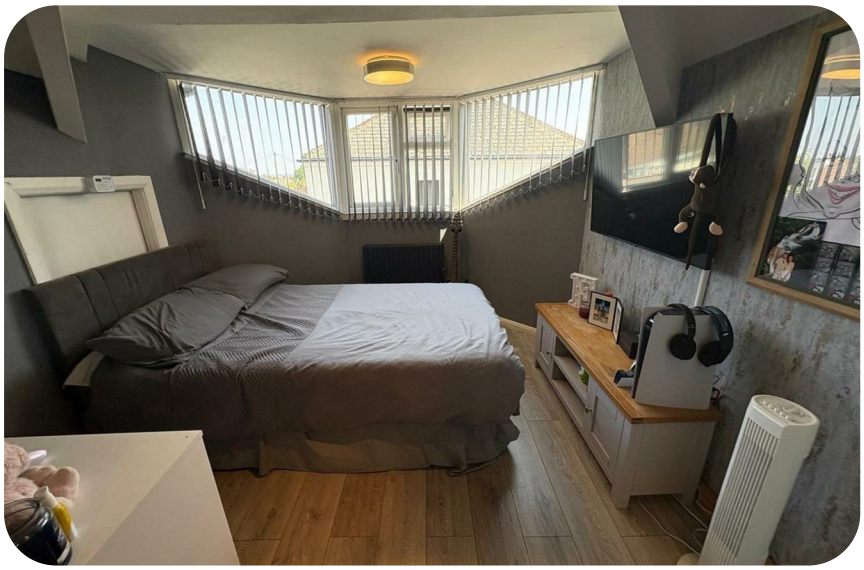
From our office on Queensbury High Street head toward Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout take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

TENURE

FREEHOLD

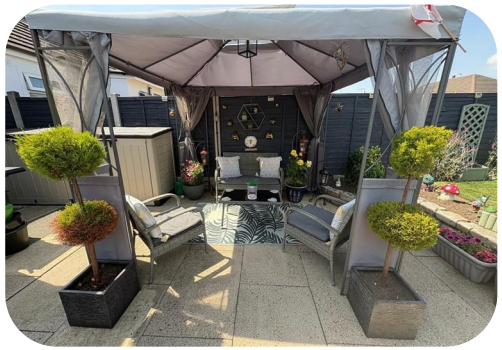
Council Tax Band

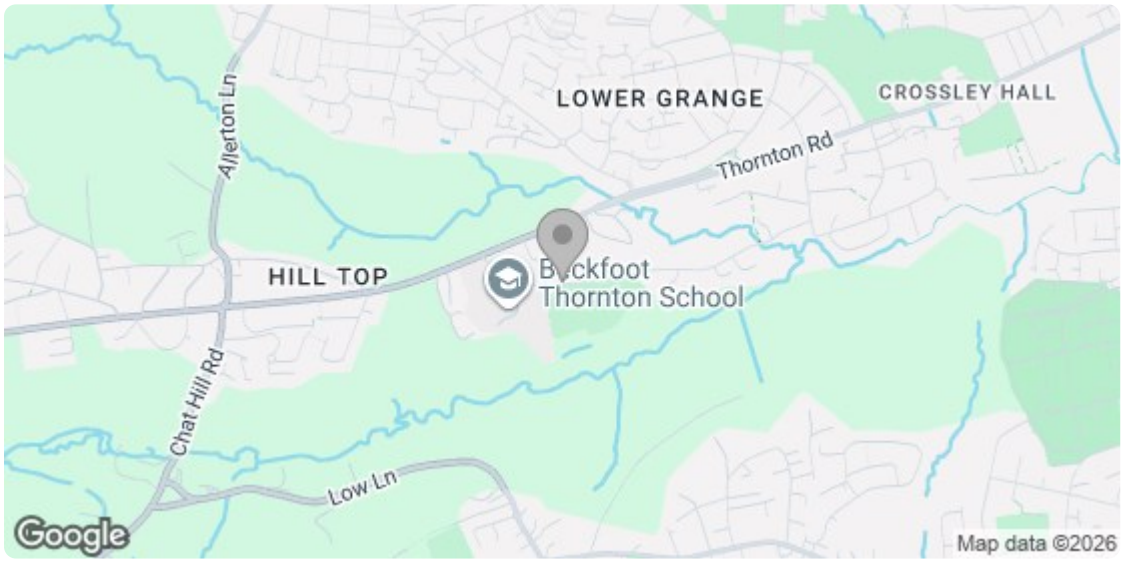
C / Bradford

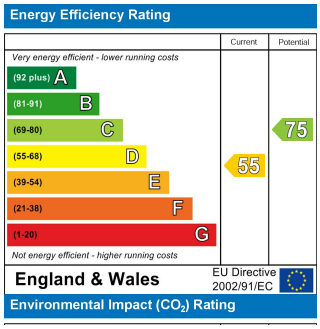












Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.

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

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service