



## 14 Leventhorpe Avenue, Fairweather Green, Bradford, BD8 0ED

DETACHED TRUE BUNGALOW – GENEROUSLY SIZED PLOT with mature gardens. Currently providing THREE DOUBLE BEDROOM accommodation. Here we have a rare to the market example which offers clear potential to extend, subject to relevant permissions. Rest assured we feel there is a genuine opportunity for new owners to invest, add value and create a super long term family home. Forming part of this ever popular locality handy for the City Centre, BRI and schools along with surrounding areas of Thornton, Clayton and Allerton. Contact Robert Watts to arrange YOUR VIEWING today.

**£265,000**

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## **COUNCIL TAX Bradford**

Band D

**TENURE** Freehold

## **ENTRANCE HALL**

**LIVING ROOM 23'1" x 12'1" (7.04m x 3.68m)**

**KITCHEN 13'4" x 7' (4.06m x 2.13m)**

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor

**BEDROOM 1 12' x 12' (3.66m x 3.66m)**

Access to part boarded loft

**BEDROOM 2 12' x 12' (3.66m x 3.66m)**

**BEDROOM 3 12' x 12' (3.66m x 3.66m)**

**SHOWER ROOM** Shower cubicle, wash basin - separate WC

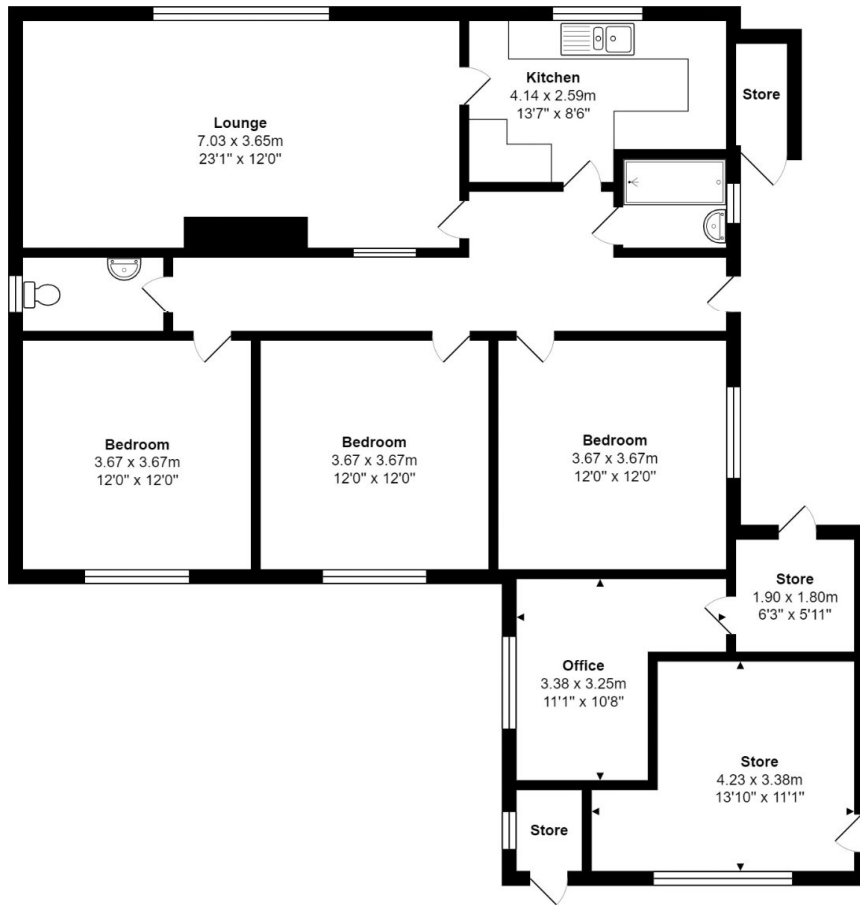
## **SEPARATE WC**

**OUTSIDE** Larger than average mature garden to rear, permanent store/outbuilding and Summer House - garden to front, drive leads to car port

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Ground Floor

Total Area: 129.3 m<sup>2</sup> ... 1392 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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