



8 Well Heads, Thornton, Bradford, BD13 3SJ

£230,000

- LARGE FOUR BEDROOM COTTAGE
- DESIRABLE LOCATION
- THREE ENSUITE
- TWO RECEPTION ROOMS
- HUGE POTENTIAL
- CHARACTER FEATURES
- SOME UPDATING REQUIRED
- UTILITY ROOM & WC
- KITCHEN WITH AGA
- EARLY VIEWING ADVISED

8 Well Heads, Bradford BD13 3SJ

**** HUGE OPPORTUNITY ** SUBSTANTIAL FOUR BEDROOM CHARACTER PROPERTY ** SEMI-RURAL LOCATION ** MODERNISATION REQUIRED **** Bronte Estates are delighted to offer for sale this large family home, located in a desirable position at Well Heads in Thornton. Properties of this size, in a good location and in this price bracket are rare to the market. We are expecting a high demand.

Briefly comprising of: Ground Floor - Front Porch, Entrance Hall, Lounge, Sitting Room, Kitchen with AGA, Utility Room, WC and a large integral Garage. First Floor - Four Bedrooms and three Ensuite's. Garden and off-road parking to the front. Uninterrupted rural views to the front and rear. **VIEW NOW.**



Council Tax Band: E



GROUND FLOOR

Porch

15'9 x 4'1

White UPVC front porch. Tiled floor and a door to the kitchen.

Kitchen

17'2 x 9'5

A good-sized kitchen with a range of fitted base and wall units, working surfaces and splash-back wall tiling. Stainless steel sink, AGA range oven, tiled floor, central heating radiator and windows to both the front and rear elevations.

Lounge

16'9 x 16'9

Wood effect laminate flooring, windows to the front and rear elevations plus an impressive period style open fireplace. Decorative coving, ceiling rose and a central heating radiator.

Inner Hall

Exterior door to the front elevation. Stairs to the first floor and doors to the lounge and sitting room.

Sitting Room

17'6 x 12'0

Windows to the front and rear elevations, wood effect laminate flooring, period style fireplace, decorative coving, ceiling rose and a central heating radiator.

Utility Room

12'4 x 4'3

Fitted with a working surface and wall units. Washing machine plumbing and space for a tumble dryer, tiled floor, plus a window to the rear elevation and doors to a WC and the garage.

WC

Low flush WC and washbasin with a tiled floor.

Garage

17'7 x 11'8

Roller shutter door, power and light.

FIRST FLOOR

Landing

28'0 x 4'9

A large split-level landing area with two windows to the rear elevation, two central heating radiators and an airing cupboard.

Bedroom One

17'2 x 16'6

Fitted with a range of wardrobes, drawers and bedside cabinets. Windows to the front and rear elevations, two central heating radiators and a door to an ensuite.

Ensuite

11'3 x 7'1

A spacious five piece ensuite comprising of; roll top bath with ball and claw feet, corner shower cubicle, low flush WC, bidet and a washbasin with storage below. Two windows to the front elevation, heated towel rail and a shaver point.

Bedroom Two

17'8 x 10'6

Fitted wall to wall wardrobes and drawers, two windows to the front elevation, central heating radiator and a door to a 'jack and jill' bathroom.

Jack & Jill Bathroom

With shared access from bedrooms two and three. Comprising of a panelled bath with shower over, WC and a washbasin with storage below. Fully tiled walls, window to the front elevation and a central heating radiator.

Bedroom Three

13'4 max x 11'3

Fitted with a hidden pull-down double bed, desk and drawers. Window to the front elevation and a central heating radiator.

Bedroom Four

12'7 x 6'7

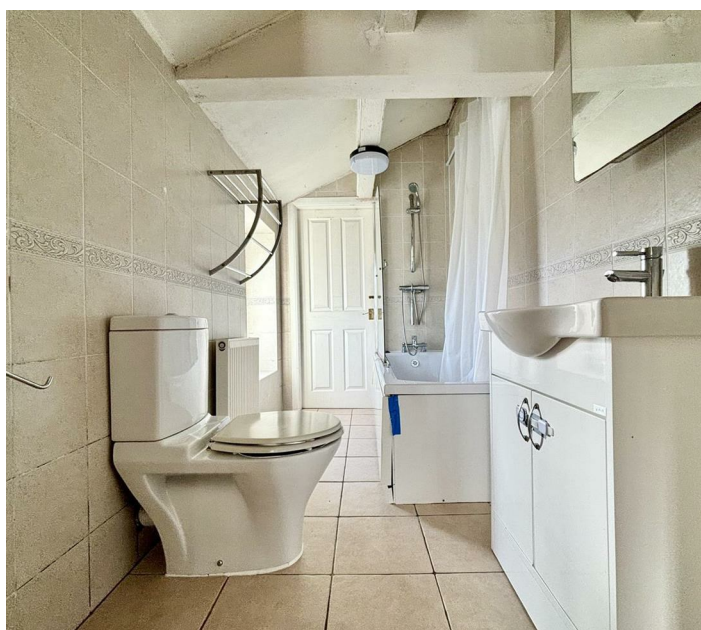
Fitted double wardrobe and drawers, window to the front and a central heating radiator. Door to an ensuite shower room.

Ensuite

Shower cubicle, pedestal washbasin and WC. Window to the front elevation and a central heating radiator.

External

Garden to the front only - consisting of a lawn, gravel area and flower bed with a stone wall boundary and garden gate. Block paved driveway providing off-road parking and access to the garage. Open rural views to the front and rear.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC