



**91 Back Lane, Thornton, Bradford, BD13 3QU**

**£375,000**

- FIVE BEDROOM EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- GROUND FLOOR BEDROOM
- QUALITY FIXTURES & FITTINGS
- REMOTE ELECTRIC GATE ENTRY & CCTV
- SIDE & REAR EXTENSION
- THREE BATHROOMS
- RENOVATED & REFURBISHED
- DRIVE FOR SEVERAL CARS
- RURAL VIEWS FRONT AND REAR

# 91 Back Lane, Bradford BD13 3QU

\*\* EXTENDED FIVE BEDROOM SEMI DETACHED \*\* RURAL VIEWS FRONT AND REAR \*\* REFURBISHED THROUGHOUT \*\* DRIVEWAY WITH ELECTRIC GATE \*\* PARKING FOR SEVERAL CARS \*\* Bronte Estates are delighted to offer for sale this impressive family home, located in a desirable position on Back Lane in Thornton. Significantly extended and modernised throughout in recent years and enjoying rural views, quality fixtures and fittings and a tastefully appointed interior, with great entertaining space. A highly desirable property in a great location, be quick with this one! Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen open to a second Reception Room, a ground floor Bedroom, Shower Room, Utility Room and Store Room. To the first floor is a master suite with Bedroom, Dressing Room and Ensuite, plus three further Bedrooms and a family Bathroom. Driveway and Gardens front and rear.



Council Tax Band: C



## Hall

15'6 x 5'5

A front composite entrance door with side windows leads into the hallway with stairs off to the first floor, doors to the lounge & kitchen and a further inner hallway. LVT flooring, under-stairs storage and a central heating radiator.

## Lounge

13'1 x 9'9

A modern reception room with media wall, feature wooden clad wall and engineered hardwood flooring. Bay window to the front with integrated blinds and a central heating radiator.

## Dining Kitchen

13'8 x 10'4

An impressive space. being open plan with the rear extension. A central island unit with granite working surfaces, breakfast bar, wine cooler, induction hob and extractor, plus further integrated appliances to include a fridge freezer, dishwasher, oven & grill, microwave / grill and a plate warmer drawer. There is an array of quality wall and base cupboards including a pantry cupboard and glass display units. Integrated bluetooth speaker system with radio, LVT flooring and breakfast bar down lighting. Central heating radiator.

## Sitting Room

14'5 x 9'1

Being open plan with the kitchen space and enjoying bi-fold doors that make the most of the open views, plus a large ceiling lantern that floods the room with natural light. Two vertical radiators and laminate flooring. A great sociable space for entertaining!

## Inner Hall

Off the inner hall are doors to the store room, utility room, ground floor bedroom and a shower room. Engineered hardwood flooring.

## Ground Floor Bedroom

11'2 x 10'0

Glazed door leading out to the rear deck and a central heating radiator.

## Ground Floor Shower Room

A superb shower room with black and brushed

brass fittings & accessories, comprising of a walk-in shower with folding door and a rainfall shower, floating WC and a black washbasin with mixer tap and storage below. Black heated towel rail and concealed lighting.

## Utility Room

6'4 x 6'6

Fitted with base and wall units, laminated working surfaces and a stainless steel sink. There is plumbing for a washing machine and a shelf for a tumble dryer. Door to the boiler cupboard with further storage space.

## Store

Previously the garage but now converted into the Utility Room & Shower Room, but still offering a small storage area and the original garage door to the front. Inner door to the hallway.

## First Floor Landing

Open spindle balustrade and access to the loft space.

## Bedroom One

17'6 max x 10'0

Master bedroom with open plan dressing room and ensuite. Window to the front elevation and a central heating radiator.

## Dressing Room

6'7 x 6'7

Fitted with a range of shelving, hanging rails and drawers, plus a built in floor to ceiling mirror.

## Ensuite

9'7 x 6'3

Another stunning bathroom! Comprising of a walk-in shower enclosure with floor drain, glass screen and a rainfall shower, oval washbasin set on a modern floating unit with storage below, push button WC and a free standing bath with wall mounted taps and a shower attachment. LED mirror, large heated towel rail and brushed brass fittings & accessories. Under floor heating. Window to the rear elevation.

## Bedroom Two

13'5 x 10'5

Window to the front elevation with superb rural views and a central heating radiator.

## Bedroom Three

11'1 x 8'5

Window to the rear elevation, again with open views and a central heating radiator.

## Bedroom Four

7'1 x 5'5

Currently used for storage. Window to the front elevation and a central heating radiator. Inner window giving borrowed light to the landing.

## Bathroom

7'3 x 6'7

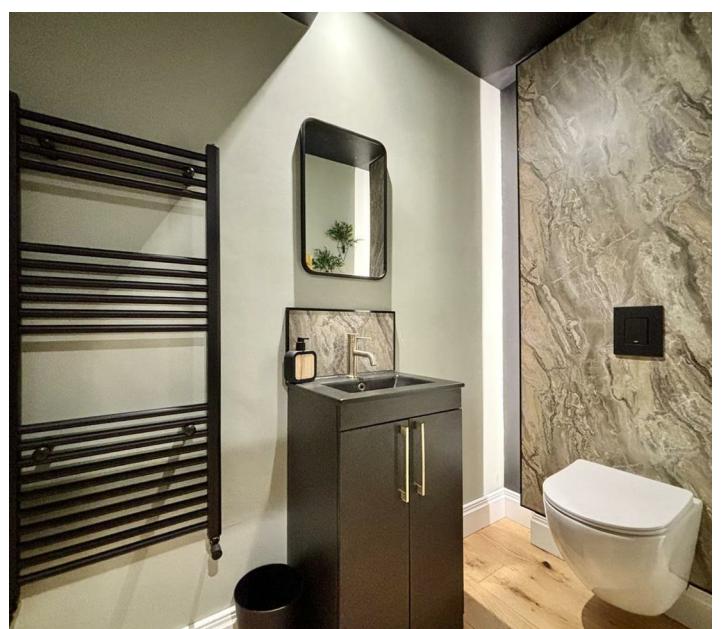
Family bathroom comprising of a walk-in shower cubicle with rainfall shower, panelled bath the centre taps and a shower attachment, WC and a washbasin with storage below. Built in mirror, tiled floor, open shelving and a chrome heated towel rail. Window to the rear elevation.

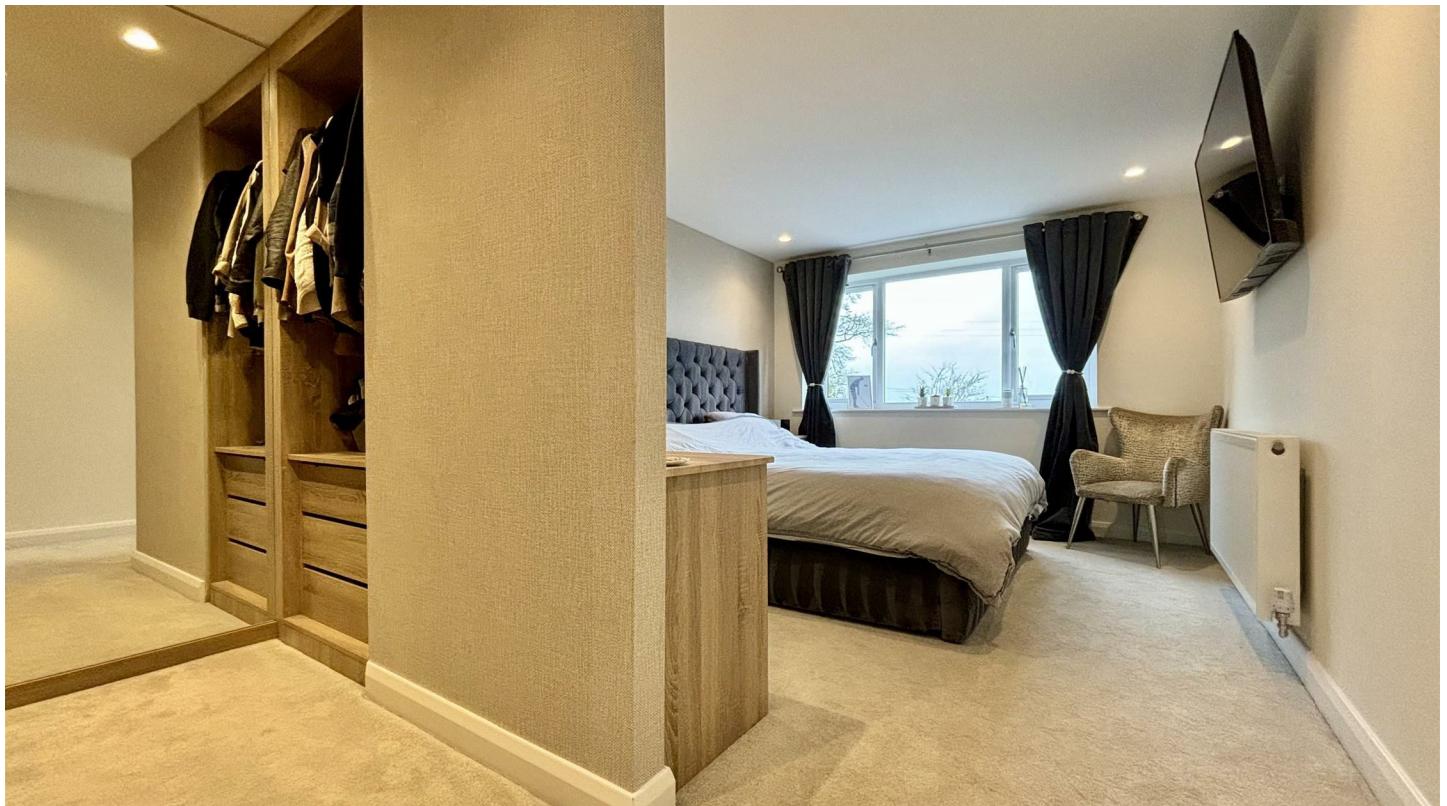
## External - Front

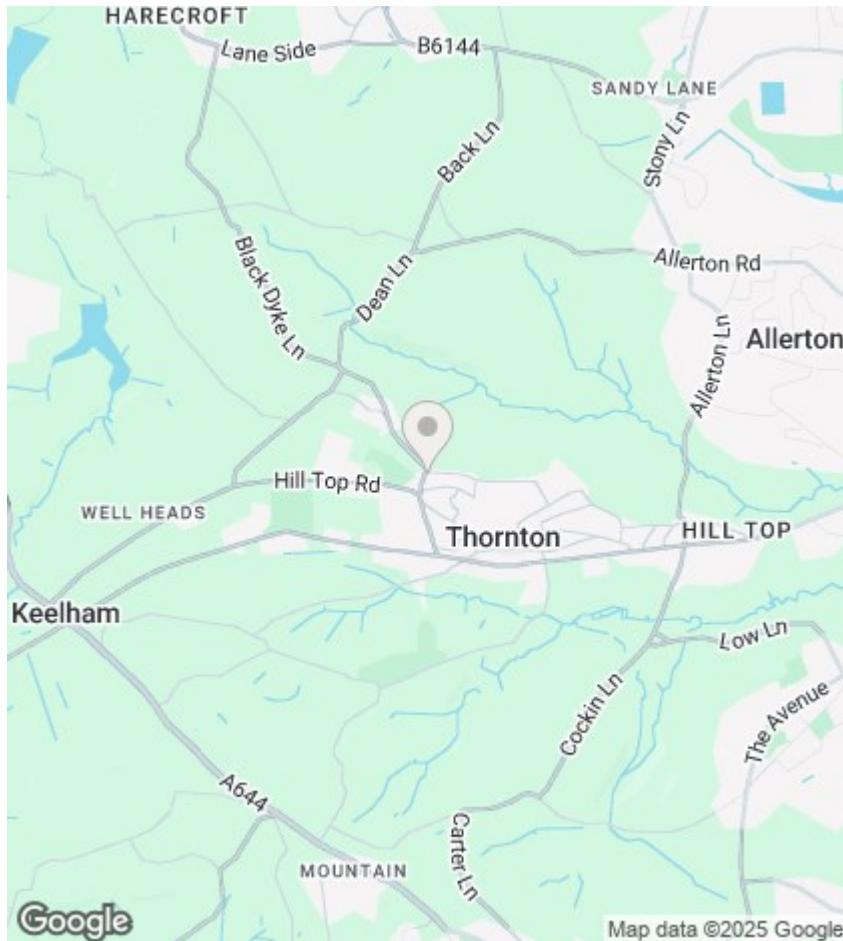
To the front of the property is a large block paved driveway with parking for several cars, a raised lawn area with artificial grass and a remote electric gate.

## External - Rear

To the rear of the property is an enclosed garden with composite decking, artificial grass area and an Indian stone paved patio. To the bottom of the garden is a covered seating area, power sockets and outside lighting, plus panoramic open views.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	