



## Bridle Croft, Moor Royd Gate Pit Lane, Thornton, Bradford, BD13

**£475,000**

- STONE BUILT CHARACTER PROPERTY
- 30' X 30' DETACHED WORKSHOP
- OPEN VIEWS FROM ALL WINDOWS
- OFF-ROAD PARKING FOR SEVERAL CARS
- OPTION TO BUY ADJOINING COTTAGE
- LARGE PLOT OFFERING POTENTIAL
- DESIRABLE RURAL POSITION
- PATIO, BALCONY & COVERED TERRACE
- POLYTUNNEL, LAWN, WOODLAND AREA
- SOLID FUEL RAYBURN CENTRAL HEATING

# Moor Royd Gate Pit Lane, Bradford BD13 3SU

**\*\* RURAL CHARACTER PROPERTY \*\* THREE-FOUR BEDROOMS \*\* THREE BATHROOMS \*\* LARGE PLOT \*\* 30'X30' WORKSHOP \*\* RARE TO THE MARKET \*\*** Bronte Estates are delighted to offer for sale this interesting farmhouse style property nestled in a highly desirable position between Thornton and Queensbury. Set on approx. 1/3 acre plot and offering an abundance of outdoor space and a large workshop. The property presents an opportunity for individuals or families who want to combine rural life with a degree of self-sufficiency. There is a large poly-tunnel for growing fruit/veg and an area where chickens could be kept, along with mature gardens, a covered terrace, balcony and patio. The property offers a flexible layout and currently comprises of an entrance hall, spacious living room, farmhouse style dining-kitchen, a ground floor bedroom or dining room and a shower room. To the first floor is a master bedroom with an impressive en-suite and dressing room, double bedroom, single bedroom and a family bathroom. Adjoining the property is a vacant two bedroom cottage that the owner may also consider selling, offering scope for one very large detached house to be created. Further benefitting from off-road parking for several vehicles, a garage and a substantial cellar/basement with conversion potential STPP. Surrounded by open fields and farmland, with breath-taking distant rural views. Be quick with this one.



Council Tax Band: F



## **Porch**

Tiled floor, central heating radiator, UPVC windows and a door to the hallway.

## **Hallway**

Stairs lead off to the first floor, door to the living room and an opening to the dining-kitchen. Feature panelled walls and an engineered oak floor that runs throughout the kitchen and living room.

## **Living Room**

17'8 x 17'7

A stunning reception room with windows to both the front and rear elevations, multi-fuel stove set in an exposed stone fireplace, exposed beams, oak floor, bespoke shutter blinds and a central heating radiator.

## **Dining-Kitchen**

17'7 x 15'9

A spacious dining-kitchen with a handmade solid wood kitchen with butchers block work surfaces, double Belfast sink, induction hob, Smeg electric oven and a cosy Rayburn stove. Window to the front elevation, door to the pantry/utility, French doors to the balcony and a 'hidden' door leading to the dining room/bedroom four.

## **Pantry/Utility**

Plumbing for a washing machine, window to the front elevation, fitted shelving and access to the cellar.

## **Dining Room / Bedroom Four**

14'5 x 13'7

Feature exposed stone wall with a stone fireplace and multi-fuel stove, windows to the front and side elevations affording distant views and a door to a shower room.

## **Shower Room**

Corner shower cubicle with an electric shower, washbasin with storage below and a low-suite WC. Window to the rear elevation.

## **First Floor**

Panelled walls and doors off to the bedrooms and bathroom.

## **Master Bedroom**

17'9 max x 17'7 max

An impressive master bedroom featuring an ensuite and dressing room. Windows to the front and rear elevations, two central heating radiators, fitted double wardrobe and exposed beams.

## **Dressing Room**

Window to the front elevation, fitted clothes rails and shelving and a central heating radiator.

## **Ensuite**

Open plan with the master bedroom is a fantastic ensuite featuring a double ended slipper bath, oval washbasin and a WC with a window to the side elevation. Concealed LED lighting and a radiator with integrated towel rail.

## **Bedroom Two**

10'9 x 10'2

Window to the front elevation, fitted double wardrobe and a central heating radiator.

## **Bedroom Three**

12'2 x 6'4

Two windows to the front elevation and a central heating radiator.

## **Bathroom**

A modern family bathroom comprising of a 'P' shape bath with glass screen and an electric shower, pedestal washbasin and a low-suite WC. Airing cupboard, window to the front elevation and a central heating radiator.

## **Cellar/Basement**

18'2 x 14'8

With internal and external access. Windows to both the front and rear elevations, stone floor, coal cellar and several other smaller store rooms off.

## **Garage**

'Up and over' door to the front, two windows to the side and also access from the rear.

## **Workshop**

30' x 30'

A large detached workshop to the rear of the house with power, lighting, side entrance door and a roller shutter door. Currently used as a

wood-working workshop but could be suitable for a variety of uses. Attached to the workshop is a covered patio seating area.

### External

The property has a large and interesting plot, consisting of off-road parking for several cars, a large poly-tunnel, woodland area where the current owners used to keep chickens, lawned area, gravelled area, paved patio's and a superb balcony accessed from the kitchen with a glass balustrade and composite decking. The plot will be of interest to a variety of purchasers, perhaps for trades people needing a yard/storage, running a business or anyone wanting a small-holding. Also possible development potential, subject to planning. A good degree of privacy and a desirable position with endless possibilities to make it your own.

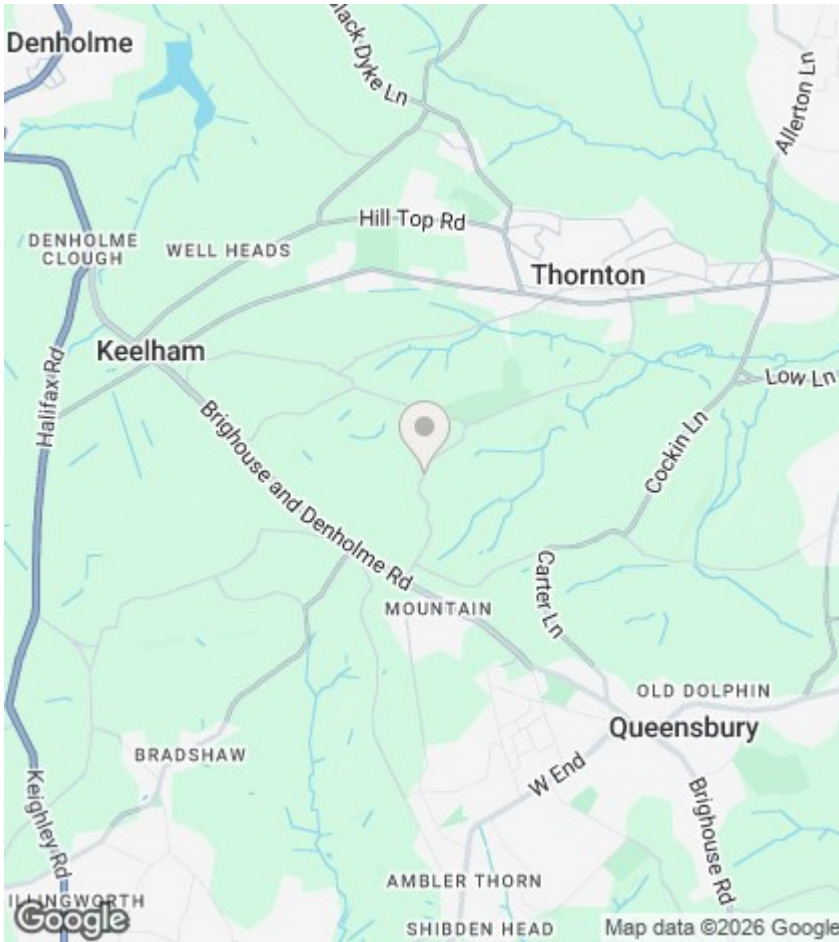
### Further Information

Adjoining 7-9 Moor Royd Gate is a smaller two bedroom cottage (5 Moor Royd Gate). The owner may consider selling number 5 along with 7-9. This could offer the purchaser a home with the addition of a rental property to provide an income or perhaps as a holiday rental. If both properties were purchased the new owner could create one larger detached home with several reception rooms, four-five bedrooms and four bathrooms, subject to planning permission. Please enquire with Bronte Estates for further information.

Please note - Central heating is powered by a solid fuel Rayburn stove and the waste drainage is via a soak away system.







## Directions

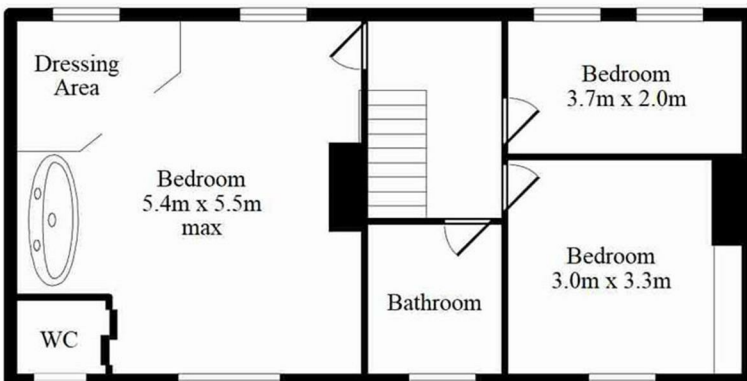
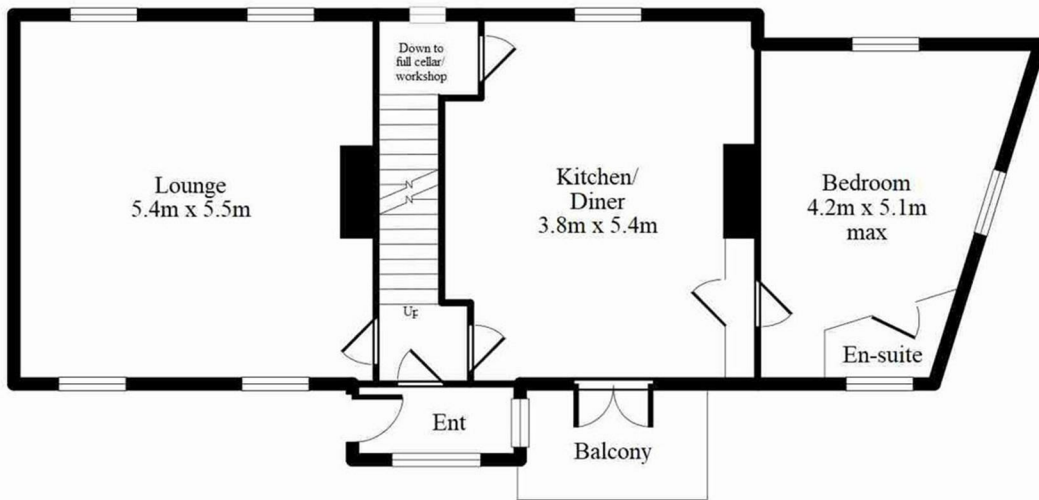
## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for information only.