



1 High Wicken Close, Thornton, Bradford, BD13 3PF

£285,000

- FOUR BEDROOM DETACHED
- CONSERVATORY
- SINGLE INTEGRAL GARAGE
- UPVC DOUBLE GLAZING
- CUL-DE-SAC POSITION
- WELL PRESENTED
- OFF-ROAD PARKING
- GAS CENTRAL HEATING
- UTILITY ROOM & WC
- POPULAR LOCATION

1 High Wicken Close, Bradford BD13 3PF

**** FOUR BEDROOM DETACHED ** CUL-DE-SAC LOCATION ** WELL PRESENTED ** GARAGE, DRIVEWAY & GARDENS ** CONSERVATORY **** This detached property in Thornton offers ready to move in accommodation and a family friendly layout including a well proportioned enclosed rear garden. To the ground floor is an entrance vestibule, hallway, dining-kitchen, living room, conservatory, utility room, ground floor WC and an integral garage. To the first floor are two double bedrooms, two single bedrooms and an impressive family bathroom. Generous outdoor space, parking for 2-3 cars and a single garage. View now!



Council Tax Band: D



Entrance Vestibule

Space for coats and shoes and a door to the hallway.

Hallway

12'2 x 5'5

Stairs lead off to the first floor with storage below, window to the side elevation, central heating radiator and doors to the lounge and dining kitchen.

Dining kitchen

16'0 x 9'10

A well proportioned room with designated space for dining and double doors leading to the living room. The kitchen area comprises of a range of fitted base and wall units, laminated work surfaces and splash-back tiling. Integrated double electric oven & grill, five ring gas hob and extractor, plus a composite one and a half bowl sink and drainer with mixer tap. Windows to the front elevation, tiled floor and a central heating radiator.

Living Room

15'8 x 12'0

A bright and spacious room with windows to the rear elevation and sliding patio doors to the conservatory. Living flame gas fire with a marble inlay and an ornate wooden surround. Central heating radiator.

Conservatory

15'6 x 9'9

Tiled floor, French doors to the rear elevation and a door leading to the utility room and WC.

Utility Room

Fitted working surface, base unit, central heating boiler, stainless steel sink & drainer and plumbing for a washing machine. Window to the rear elevation and doors to the garage and ground floor WC.

WC

Low flush WC.

First Floor

Landing area with a window to the side, access to the loft space, airing cupboard and access to the bedrooms and bathroom.

Bedroom One

11'7 x 9'5

Fitted with a good range of wardrobes, drawers, over-bed cupboards and a dressing table.

Window to the rear elevation and a central heating radiator.

Bedroom Two

9'5 x 8'9

Window to the front elevation and a central heating radiator.

Bedroom Three

7'0 x 6'6

Window to the front elevation and a central heating radiator.

Bedroom Four

6'9 x 5'9

Window to the rear elevation and a central heating radiator.

Bathroom

A fully tiled bathroom comprising of a bath with centre taps and a mains powered shower over, low flush WC and a large feature washbasin with storage below, mirror and spotlighting. Tiled floor, heated towel rail and a window to the side elevation.

External

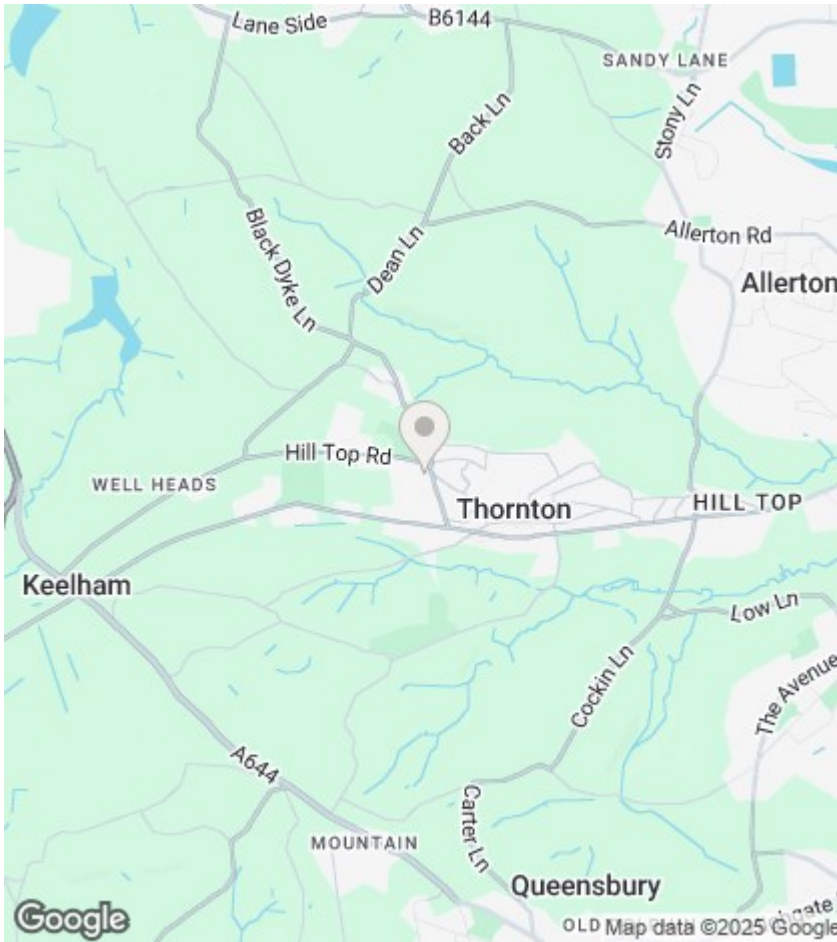
To the front and side of the property is an open-plan driveway with off-road parking and access to the garage. To the other side of the house is a pathway with lockable gate leading to the rear. The rear garden is a good size and consists of a raised paved patio seating area and steps down to a lawned area with paved border and a garden shed. Fully enclosed boundaries making it child and pet friendly.

Garage

Attached single garage with power and light. An internal door leads to the utility room. Potential to convert the garage and create a fifth bedroom with en-suite perhaps, subject to the new owners securing any required planning permissions/building control.







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		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

