



## 12 Well Heads, Thornton, Bradford, BD13 3SJ

£295,000

- STONE BUILT FOUR BEDROOM DETACHED
- OPEN RURAL VIEWS FROM EVERY WINDOW!
- CONVERTED GARAGE/HOME OFFICE
- GROUND FLOOR WC
- BLOCK-PAVED DRIVEWAY
- DESIRABLE POSITION IN THORNTON
- GAS CENTRAL HEATING & UPVC DG
- FITTED KITCHEN & DINING SPACE
- MASTER BEDROOM WITH ENSUITE
- ALARM SYSTEM

# 12 Well Heads, Bradford BD13 3SJ

**\*\* SPACIOUS FOUR BEDROOM DETACHED \*\* STUNNING VIEWS FRONT & REAR \*\* CONVERTED GARAGE/OFFICE \*\* DESIRABLE POSITION \*\*** Bronte Estates are delighted to offer for sale this well proportioned detached property at Well Heads in Thornton, boasting an open rural aspect to both the front and rear, along with light and airy accommodation across two floors. The property briefly comprises of a good-sized hallway, kitchen being open plan with the dining area and an opening to a spacious living room. Also on the ground floor is a WC/Cloaks and a converted garage space, currently used as a home office but could offer potential as a fifth bedroom or additional reception room. To the first floor are four double bedrooms, master with en-suite and the family bathroom. Externally the property has a small garden area to the front and a block paved driveway with parking for two cars.



Council Tax Band: E



## **ENTRANCE HALL**

Doors off to all ground floor rooms, central heating radiator, window to the side, alarm control panel and stairs leading off to the first floor.

## **LOUNGE**

16'2 x 10'5

Windows to the front elevation enjoying the open views, central heating radiator and a gas fire with marble back & hearth. Archway to:

## **DINING AREA**

10'4 x 8'0

Windows to the side and rear elevations with views across farmland and two central heating radiators. Open to:

## **KITCHEN**

10'3 x 9'1

Fitted kitchen with a range of base and wall cabinets, laminate work surfaces and splashback wall tiling. Integrated appliances include an electric hob, electric oven and a microwave. Plumbing for a washing machine, one and a half bowl composite sink & drainer, tiled floor and plumbing for a washing machine. Window to the rear elevation.

## **GROUND FLOOR WC**

Low flush WC, washbasin, tiled floor, central heating radiator and window to the side.

## **GARAGE CONVERSION / HOME OFFICE**

15'7 x 10'2

External door and windows to the front elevation and a window to the rear. Currently used as a home office and for storage. Central heating radiator.

## **FIRST FLOOR**

Window to the front elevation and doors off to all bedrooms and the bathroom.

## **BEDROOM ONE**

15'4 x 10'5

Fully fitted with a range of double wardrobes, cupboards and drawers, window to the front elevation, central heating radiator and a door to the ensuite.

## **ENSUITE**

Walk-in shower area with floor drain, washbasin set in a vanity unit with storage below and a low flush WC. Window to the rear elevation and a chrome heated towel rail.

## **BEDROOM TWO**

12'3 x 8'8

Window to the rear elevation and a central heating radiator.

## **BEDROOM THREE**

12'3 x 8'8

Window to the front elevation, access to the loft space and a central heating radiator.

## **BEDROOM FOUR**

9'6 x 8'8

Window to the rear elevation and a central heating radiator.

## **BATHROOM**

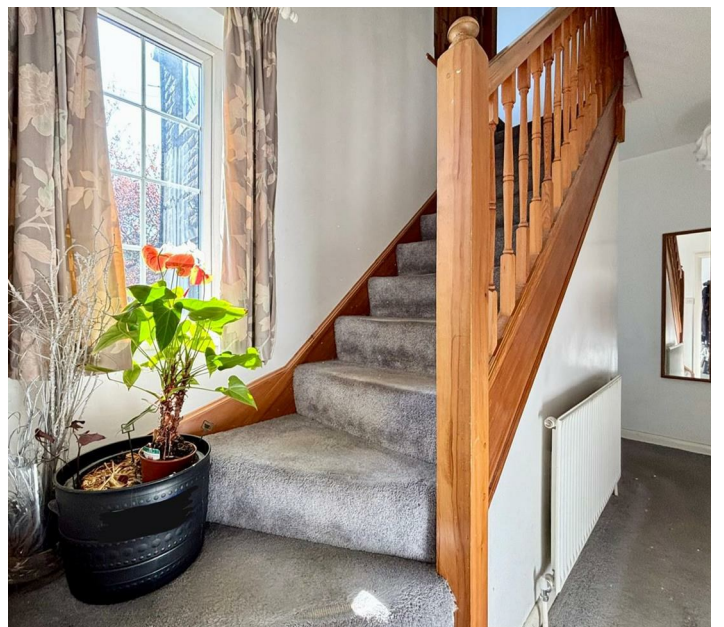
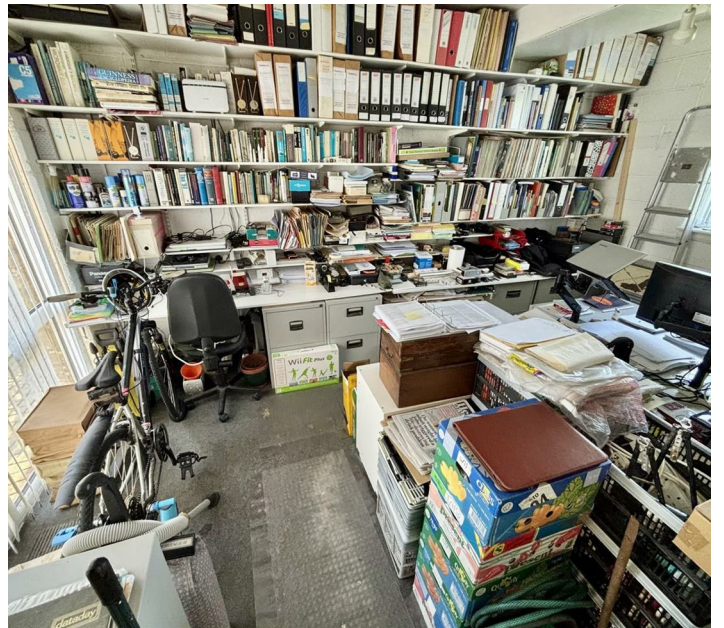
Family bathroom comprising of a panelled bath with centre taps and a hand held shower, rainfall shower over with glass screen, pedestal washbasin and WC. Airing cupboard, central heating radiator and a window to the front elevation.

## **EXTERNAL**

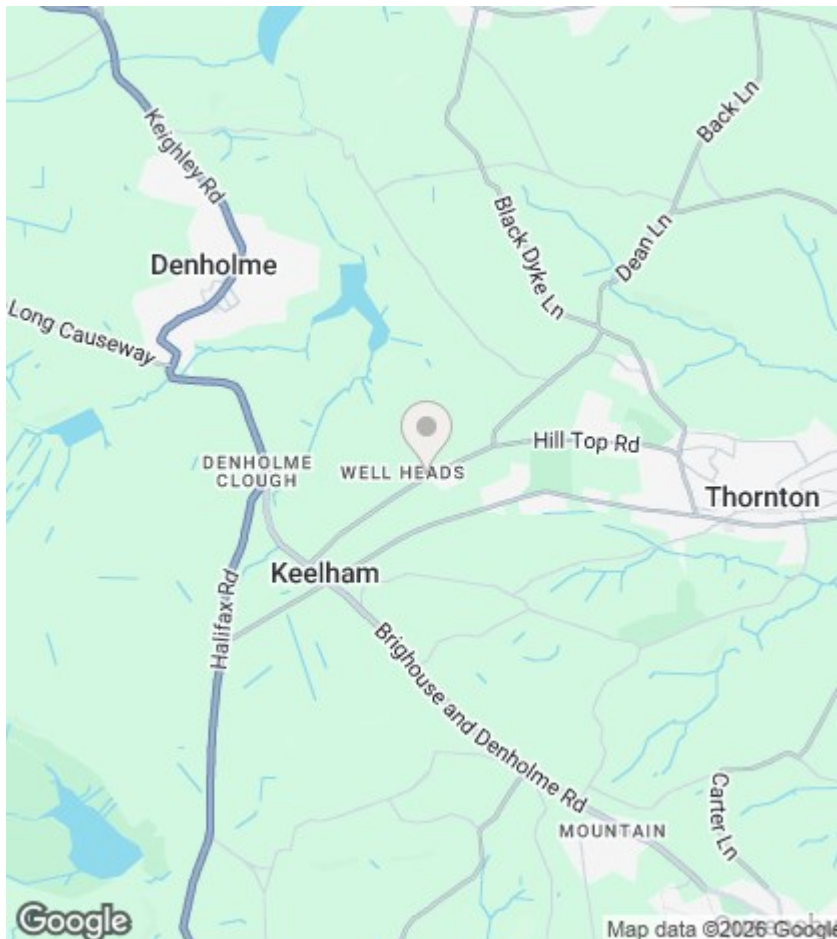
The property has a block-paved driveway to the front and a small garden area with stone wall boundary and a side pathway leading to the rear.

## **PLEASE NOTE**

There is no rear garden at the property.  
Energy Certificate and Floor Plan to follow.







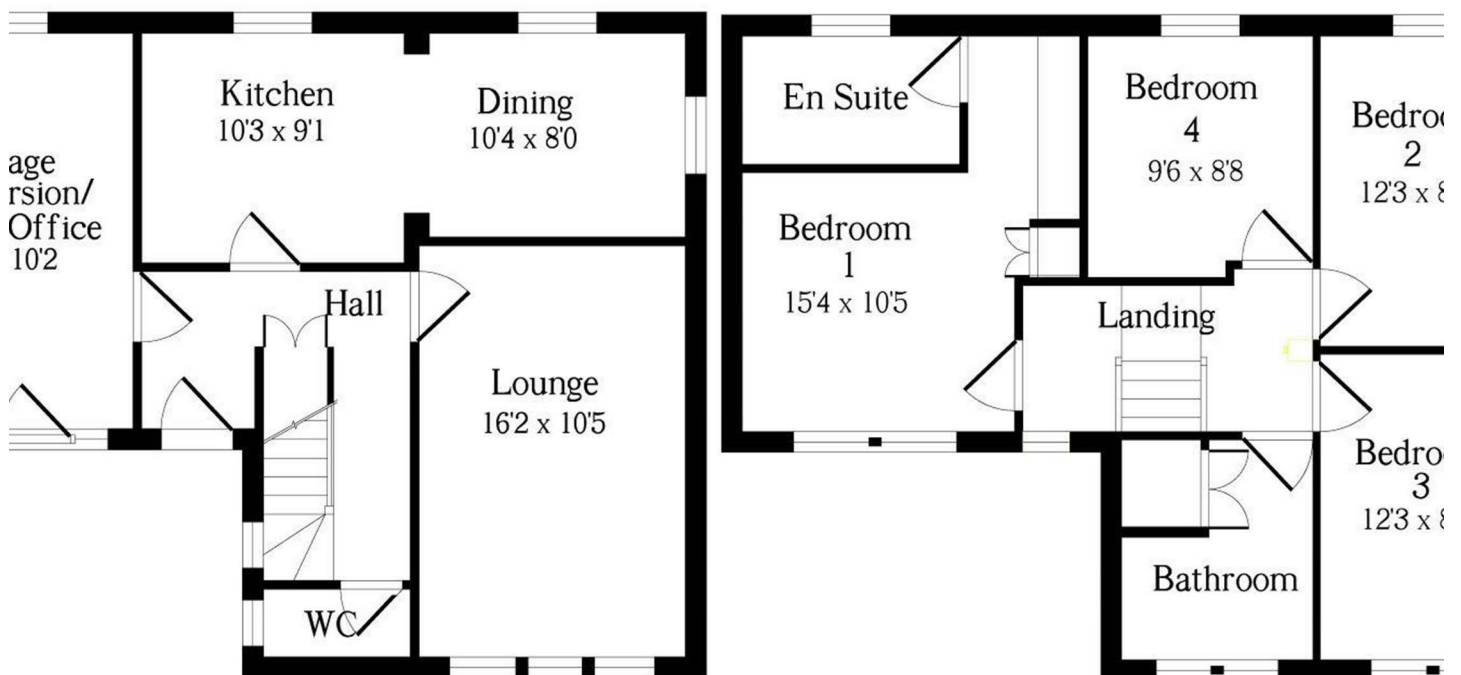
## Directions

## Viewings

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

## EPC Rating:

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (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 |           |



Every attempt has been made to ensure these floor plans are accurate, however their accuracy is not guaranteed. The floor plans are for illustrative purposes and should be used in that context.