



2 Cote Gap Back Lane, Thornton, Bradford, BD13 3QN

£430,000

- SPACIOUS MODERN DETACHED PROPERTY
- OPEN COUNTRYSIDE VIEWS TO THE REAR
- OFF-ROAD PARKING FOR SEVERAL CARS
- GAS CH & UPVC DG
- WELL PRESENTED THROUGHOUT
- FOUR-FIVE BEDROOMS & FLEXIBLE LAYOUT
- OFFERING A GOOD DEGREE OF PRIVACY
- DELIGHTFUL ENCLOSED REAR GARDEN
- INTEGRAL DOUBLE GARAGE
- A VERY IMPRESSIVE FAMILY HOME

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**** SUPERB FOUR/FIVE BEDROOM DETACHED ** RURAL VIEWS ** DRIVEWAY & DOUBLE GARAGE ** CUL-DE-SAC POSITION**
**** 2 Cote Gap** represents a rare opportunity to acquire a spacious, truly unique four/five bedroom detached family home in Thornton. Enjoying far reaching countryside views and an abundance of space and light. Offering flexible accommodation over two floors with multiple reception rooms offering superb entertaining space, integral double garage and a large 23' master bedroom suite, along with a delightful landscaped garden and private parking for up to four cars. Sitting in an enviable cul-de-sac position with just two other properties and enjoying a good degree of privacy. A very spacious, desirable family home that we're certain will attract a lot of interest. Briefly comprising of: Porch, Hallway, Lounge, Dining Room, Sitting Room/Bedroom Five), Dining-Kitchen, Utility Room, Integral Garage and a ground floor WC. To the first floor is a well proportioned Master Bedroom with Ensuite, three further Bedrooms, a family Bathroom and separate WC. Externally the property enjoys off-road parking to the front and a sizeable landscaped rear garden. Early viewing is advised.



Council Tax Band: F



Entrance Porch

7'7 x 5'9

A UPVC door with side windows leads into a porch with a further door into the hallway.

Entrance Hall

25'7 x 6'3

A large hallway with solid wood floor, stairs off to the first floor, window to the front elevation. central heating radiator, understairs cupboard and doors off to all ground floor rooms.

Lounge

24'0 x 14'7

A well proportioned reception room with two windows to the rear elevation and sliding patio doors with views across the garden and fields beyond. Period style fireplace with an inset living flame gas fire, 'Day & Night' roller blinds, solid wood floor and two central heating radiators. A great place to entertain family and friends.

Dining Room

11'3 x 11'0

Window to the side elevation and a central heating radiator.

Sitting Room / Bedroom Five

11'7 x 7'9

Currently used as a sitting room but could also work well as a home office or fifth bedroom. Window to the side elevation and a central heating radiator.

Dining-Kitchen

16'0 x 8'0

Fitted with a range of modern base and wall units, laminate work surfaces with matching splash-backs and integrated appliances including a NEFF double oven & grill, Bosch four ring gas hob, extractor, larder fridge, dishwasher and a composite sink & drainer with mixer tap. Separate space for dining, Karndean flooring, window and external door to the side elevation and a door to the utility room.

Utility Room

8'11 x 6'9

Fitted with modern base and wall units to match the kitchen, plumbing for a washing machine, space for a tumble dryer and a window to the front. Door to the integral garage.

WC

7'7 x 5'3

Large feature washbasin with storage below, chrome heated towel rail, window to the front elevation, tiled floor and a door to a separate WC with a window to the side elevation and a central heating radiator.

First Floor Landing

23'5 x 6'1

Open spindle balustrade, airing cupboard, window to the front elevation, access to the loft space and doors off to the bedrooms & bathroom.

Bedroom One

23'1 x 14'6

Master bedroom with windows to the rear elevation affording fine distant views. Wall-to-wall fitted wardrobes with matching drawers, bedside cabinets and dressing table. Central heating radiator and a door to:

Ensuite

Corner mains powered shower with glass door, pedestal washbasin and a low flush WC. Tiled floor, window to the side elevation and a chrome heated towel rail.

Bedroom Two

11'3 x 11'2

Window to the side elevation and a central heating radiator.

Bedroom Three

11'7 x 7'9

Window to the front elevation and a central heating radiator.

Bedroom Four

8'1 x 7'0

Currently used as a home office. Window to the front elevation and a central heating radiator.

Bathroom

Panelled bath with a mains powered shower over, pedestal washbasin, tiled floor, chrome heated towel rail and a window to the side elevation.

WC

Separate WC with a window to the side elevation.

Loft

Drop-down ladder from the landing and being part-boarded.

Double Garage

17'8 x 16'3

Remote control electric roller door to the front. Central heating boiler, power, light and window to the rear elevation. Door through to the utility room.

External

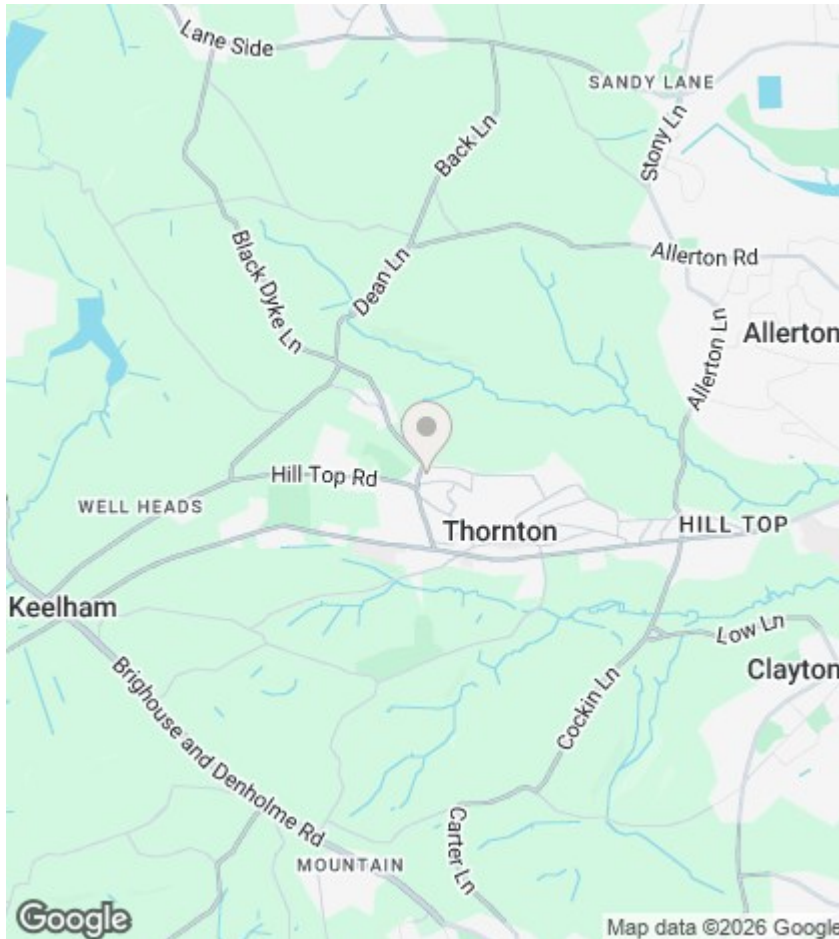
To the front of the property is off-road parking for up to four cars and access to the garage. Secure gates at both side of the house give access to the rear. The landscaped rear garden has a large Indian stone paved patio, central feature flower beds and pathway leading down to a second lower level patio seating area. Flowerbed borders, lawn, garden shed, outside tap, external power points and a further paved patio to the side of the house.

Please Note

Energy Certificate and Floor Plan to follow.







Directions

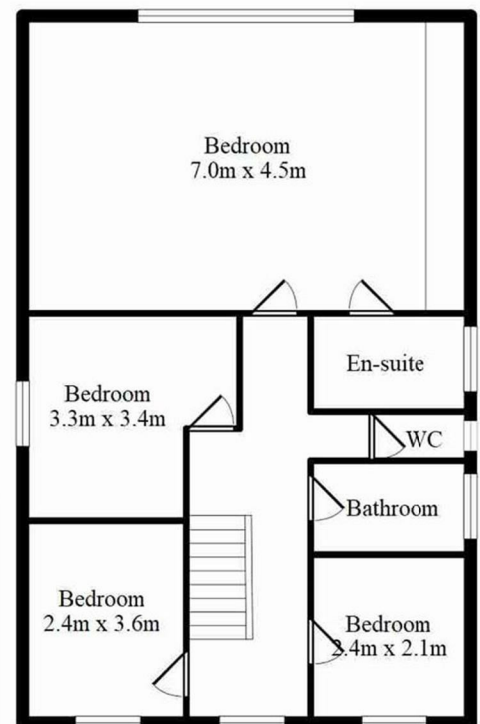
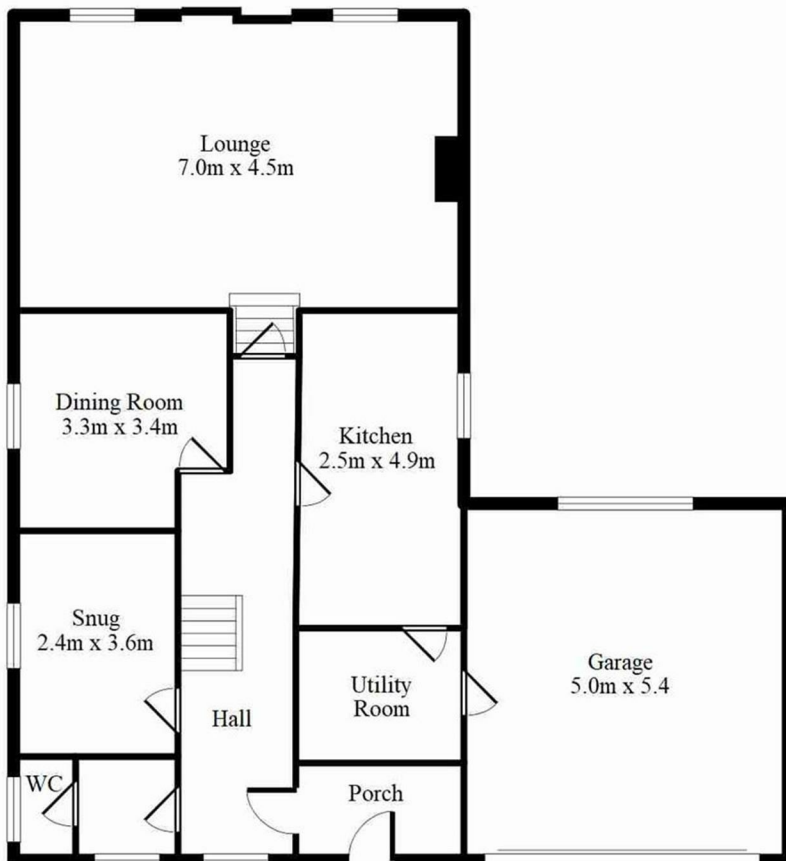
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2026