



Whitney's
ESTATE AGENTS LTD
Established 1947

Headley Lane

Thornton, Bradford, BD13 3LX

- GRADE II LISTED BARN CONVERSION
- APPROX 1 ACRE & STABLES
- RURAL LOCATION
- EASY ACCESS TO MOTORWAY NETWORK

Offers In Region Of £485,000

EPC Rating '68'





Property Description

Available for sale is this Impressive Grade II Listed Barn Conversion with approx One Acre of Land and Two Stable Blocks making it ideal for anyone with Equestrian Interests. The property is situated close to Thornton Village and all its amenities, easy commuting to Bradford, Leeds and Halifax and The Bronte Way and Great Northern Cycle Route are close by. Internally the property briefly comprises of a Spacious Reception Hall, Lounge, Open Plan Dining Kitchen, Minstrel Gallery, Four Bedrooms and Two Bathrooms. Double Glazed Windows and Central Heating. Paved and decked patio areas.

GROUND FLOOR

ENTRANCE

Via timber stable door to a spacious reception hall.

RECEPTION HALL

Spacious reception hall with oak doors to all ground floor rooms. Boot room and under stairs storage room. Oak open spindle balustrade to stairs to first floor. Inset spot lighting to ceiling. Central heating radiator.



LOUNGE

21' 7" x 13' 6" (6.58m x 4.11m) Feature large double glazed window overlooking patio garden. Double height ceilings with exposed timbers to ceiling and upper walls. Impressive feature stone fire place with oak mantel and inset solid fuel burning stove. Oak flooring. Two central heating radiators.

OPEN PLAN DINING AND KITCHEN AREA

23' 0" x 15' 9" (7.01m x 4.8m) Superb open plan kitchen and dining area with an extensive range of bespoke wall and base units with quartz work surfaces. Inset Belfast pot sink with mixer tap. Integrated eye level AEG oven, combination microwave, five ring gas hob with stainless steel extractor canopy above. Integrated dish washer. Plumbing for washer and dryer. Tiled floor. Large central station with oak work surfaces. Two double glazed windows and double glazed velux window. Exposed beams to ceiling. Two central heating radiators.



BEDROOM

13' 10" x 10' 0" (4.22m x 3.05m) Generous double bedroom with double glazed window and double glazed velux window. Exposed beams to ceiling and walls. Central heating radiator.

BEDROOM

15' 3" x 11' 0" (4.65m x 3.35m) Spacious double bedroom with double glazed window. Central heating radiator.



GROUND FLOOR BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m) Fully tiled with Travertine tiles to walls and floor. Three piece suite comprising of shower cubicle, hand wash basin set in vanity unit and low level wc. Inset spot lighting to ceiling. Heated towel rail and extractor fan.

FIRST FLOOR

MINSTREL GALLERY

13' 5" x 6' 0" (4.09m x 1.83m) Minstrel gallery with oak balustrade and beamed ceiling overlooking the lounge. Would be ideal as a study or reading room.

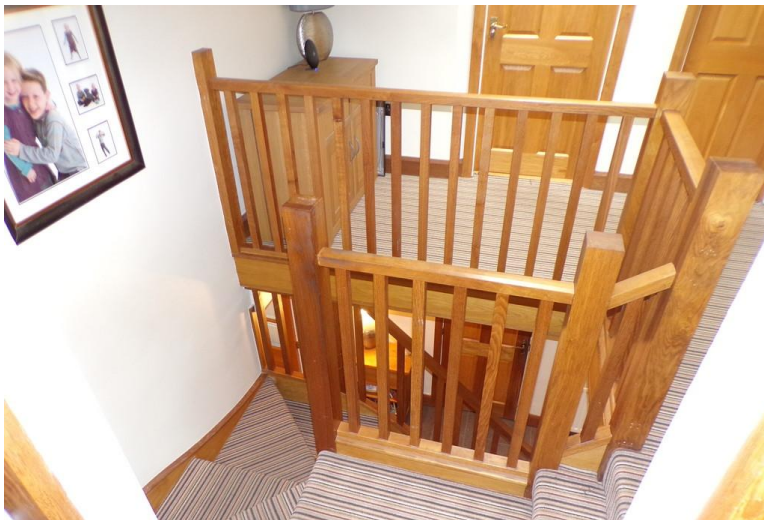
BEDROOM

14' 3" x 10' 0" (4.34m x 3.05m) Good sized double bedroom with double glazed window and double glazed velux window. Exposed beams. Central heating radiator.

BEDROOM

11' 5" x 10' 0" (3.48m x 3.05m) Double bedroom with double glazed velux window. Exposed timbers to ceiling and walls. Central heating radiator.





FAMILY BATHROOM

9' 8" x 6' 7" (2.95m x 2.01m) Family bathroom with Travertine tiling to walls and floor. Double glazed velux window. Four piece suite comprising of Villeroy & Boch bath, shower cubide, hand wash basin set on vanity unit and low level wc. Heated towel rail.

EXTERIOR

Entrance via shared driveway from Headley Lane, to the left there is a two storey detached stable block with parking for two vehicles, follow the driveway around and on the right is a single stable block. The property can be found on your right. To the front of the property there is parking for two vehicles. Large garden with lawn, timber decked and large paved area. Fantastic views over paddock which is approx. one acre. There is an additional parcel of land to the rear of the two storey stable block which is not included in the sale, however is available by separate negotiation.

DIRECTIONS:

From Bradford centre travel along Thornton Road B6145 passing through five sets of traffic lights. Continue along this road passing Beckfoot Thornton School on your left and St James Church on your right. Take your next left into Green Lane, continue along this road into Headley Lane and Dye Royd Barn is on your left.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

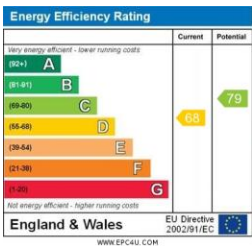
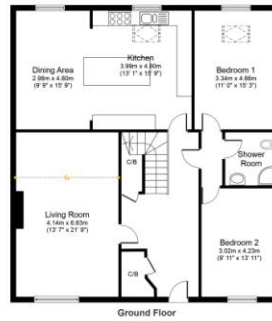
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.