

**15-17 Bronte Old Road**

Thornton, Bradford, West Yorkshire, BD13 3HN

**£285,000**

# Property Features

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- FOUR BEDROOM DETACHED
- DECEPTIVELY SPACIOUS
- CHARACTER FEATURES
- GAS CENTRAL HEATING
- GARDENS FRONT & REAR
- OFF-ROAD PARKING & GARAGE
- VILLAGE LOCATION
- WELL PRESENTED
- LOFT CONVERSION 'POTENTIAL'
- VIEWING RECOMMENDED

## Full Description

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**\*\* SPACIOUS FOUR BEDROOM DETACHED \*\***

**GARDENS, GARAGE AND DRIVE \*\* WELL PRESENTED THROUGHOUT \*\* POTENTIAL FOR LOFT CONVERSION**

\*\* This interesting detached property has been converted from an old telephone exchange building and offers spacious accommodation and a flexible layout. The current owners have improved and upgraded the property to a good standard in recent years. The first floor of the building has been partially converted but a substantial area remains as 'loft space' and offers further potential to create two or more rooms, subject to the required planning consents. Located in Thornton Village behind the church and being well placed for local amenities, schools and transport links. The famous Bronte birthplace and popular South Square with its café, bar and art gallery are within easy walking distance. Briefly comprising of: Kitchen, Dining Room, Conservatory/Porch, Lounge, Bathroom, two ground floor Bedrooms and two first floor Bedrooms. Gardens, Driveway for several cars and a single detached garage. A highly desirable property in a good location offering space for a growing family. Arrange your viewing now!

### PORCH

UPVC side entrance porch.

### KITCHEN

13' 8" x 7' 4" (4.17m x 2.24m)

Modern fitted kitchen with white gloss units, contrasting splashback tiling and complimentary laminated work surfaces. NEFF integrated appliances to include a gas hob, electric oven and matching extractor. Washing machine plumbing and a stainless steel sink and drainer with mixer tap. Side entrance door, window to the side and rear elevation and a vertical radiator set on a feature slate tiled wall. Door to the dining room.



#### DINING ROOM

13' 9" x 11' 2" (4.19m x 3.4m)

Double doors lead off to the lounge and an exterior door & windows lead to the porch/conservatory at the rear. Central heating radiator.

#### CONSERVATORY / PORCH

9' 4" x 5' 3" (2.84m x 1.6m)

White UPVC, with tiled floor and a door to the rear garden.

#### LOUNGE

19' 1" x 12' 3" (5.82m x 3.73m)

A spacious reception room with windows to both the side elevations, door to the hallway and a modern, solid multi-fuel stove set in a tiled surround. Two central heating radiators.

#### HALLWAY

18' 4" x 7' 8" (5.59m x 2.34m)

A good-sized hallway with side entrance door and two windows. Stairs lead off to the first floor, airing cupboard and a central heating radiator.

#### BEDROOM ONE

19' 0" x 11' 5" (5.79m x 3.48m)

A large master bedroom with window to the front elevation and a central heating radiator.

#### BEDROOM TWO

13' 1" x 10' 7" (3.99m x 3.23m)

Window to the side elevation and a central heating radiator.

#### FAMILY BATHROOM

A superb fully tiled bathroom with tiled floor, comprising of; Walk-in shower enclosure with glass door and thermostatic rainfall shower, bath with shower tap attachment, push button WC, washbasin set in a vanity unit with storage below and an LED bathroom mirror. Window to the side elevation and a chrome heated towel rail.

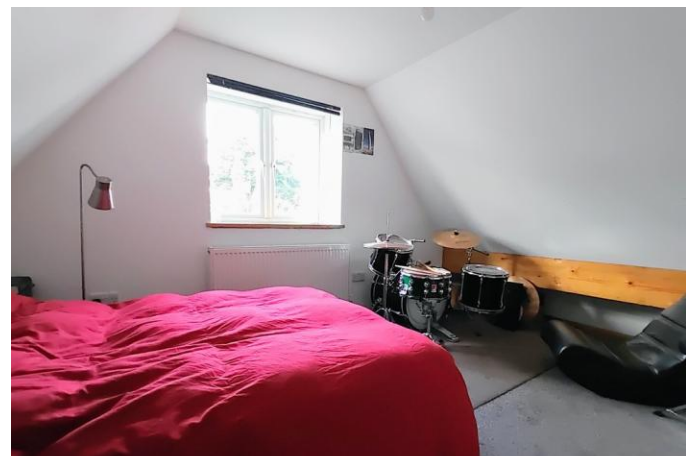
#### FIRST FLOOR LANDING

Open spindle balustrade and a useful storage area. Access to bedrooms three and four.

#### BEDROOM THREE

12' 7" x 9' 7" (3.84m x 2.92m)

Window to the front elevation, exposed beams and a central heating radiator.



## BEDROOM FOUR

13' 1" Max. x 7' 3" (3.99m x 2.21m)

Velux window to the side elevation and a central heating radiator.

## LOFT ROOM

Accessed via a drop-down ladder from the kitchen is a good loft room, with power, light and a window to the rear elevation. Beyond this, there is further loft space offering potential.

## EXTERNAL

To the front of the property is a long tarmac driveway that runs down the side of the house with parking for four cars. Also to the front is a low maintenance patio area with paving and slate chippings. To the rear is a good-sized paved patio, lawned area, flower beds, greenhouse and mature trees & shrubs. Detached single garage with power and light.

## PROPERTY DIRECTIONS:

## 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.

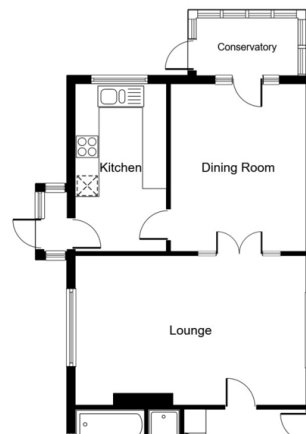
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

**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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
	72	78



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