

## Whinney Brow, Thackley, Bradford, BD10 8WL

- Simply Stunning
- Fantastic Living Kitchen
- Set on the Popular Cote Farm Development
- 4 Bedrooms
- Top Spec Throughout
- Solar Panels

**Offers Over £399,995**



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## DESCRIPTION

Step into a realm of exquisite living with this stunning four-bedroom detached family home, meticulously transformed to radiate the WOW FACTOR. Encompassing a seamless blend of contemporary elegance and practical design, this residence boasts a recent rear extension, redefining spaciousness and functionality.

Entering through the inviting hallway, be greeted by a lounge exuding warmth, centred around an impressive feature fireplace, perfect for cosy evenings. The ground floor encompasses a convenient WC and a versatile fourth bedroom, offering flexibility to suit your lifestyle. The ground floor further benefits underfloor heating ( except the lounge ).

Prepare to be captivated by the heart of the home - an expansive open-plan living, dining, and kitchen area, designed for effortless entertaining and daily living. Quality fixtures and fittings adorn every corner, showcasing attention to detail. Built-in ceiling speakers add a touch of luxury, setting the ambiance for any occasion.

Ascend the stairs to discover a first floor landing leading to three thoughtfully designed bedrooms, with the master featuring an en-suite for added comfort. A house bathroom adorned with a built-in television enhances the indulgent experience.

Externally, this property presents a front garden, a driveway for convenience, and a rear garden boasting a harmonious blend of lawned and paved areas, complemented by a delightful log cabin-style summerhouse.

With solar panels providing sustainability and cost-efficiency, this residence offers an unparalleled lifestyle. Don't miss the opportunity to witness the grandeur and elegance of this home first hand - schedule your viewing today and immerse yourself in luxury living







Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
1512.84 ft<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces  
  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
  
GIRAFFE360

**Viewings**

Please contact [shipleyp@hunters.com](mailto:shipleyp@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

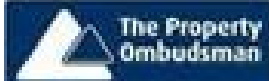
**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



7-9 Briggate, Shipleyp, BD17 7BP  
Tel: 01274 594040 Email: [shipleyp@hunters.com](mailto:shipleyp@hunters.com) <https://www.hunters.com>

