



Sapgate Lane, Thornton, BD13 3HD
£180,000

E&H Holmes
ESTATE AGENTS

Beautifully Modernised 3-Bedroom Cottage on Sapgate Lane, Thornton

Located on the ever-popular Sapgate Lane in the heart of Thornton, this charming three-bedroom cottage has been thoughtfully modernised throughout, offering stylish living with a touch of period character.

The ground floor features a contemporary fitted kitchen with sleek finishes, and a spacious living room complete with a feature fireplace, creating a cosy yet elegant atmosphere.

On the first floor, you'll find two well-proportioned bedrooms and a modern shower room, ideal for families or guests.

The second floor is dedicated to a stunning master suite, offering a true retreat with a luxury three-piece en-suite bathroom, including a freestanding bath – perfect for unwinding in style.

Externally, the property benefits from a low-maintenance patio garden, ideal for relaxing or entertaining with minimal upkeep.

This beautifully finished home is ready to move straight into and would suit a range of buyers, from professionals to families



Ground Floor:

Entrance Porch

UPVC double glazed door to front elevation.

Lounge 15'0" x 14'2" (4.589 x 4.321)

Feature fireplace. Original coving, skirting and ceiling rose. Radiator. UPVC double glazed window to front elevation.

Kitchen 11'11" x 6'11" (3.638 x 2.130)

Fitted kitchen with wall and base units. Composite one bowl sink. Gas hob. Electric oven. Integrated microwave. Plumbing for washing machine. Integrated dishwasher. Integrated fridge / freezer. Access to cellar. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from lounge. Stairs leading to second floor. Radiator. Cupboard.

Bedroom Two 14'10" x 9'2" (4.533 x 2.811)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 8'5" x 7'1" (2.572 x 2.167)

Cupboard housing boiler. Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. UPVC double glazed window to front elevation.

Second Floor:

Bedroom One 15'0" x 14'1" (4.592 x 4.317)

Feature fireplace. Radiator. Two skylights.

Bathroom

Wash hand basin. Low flush W.C. Free standing bath. Chrome towel radiator. Skylight.

Front Garden

Enclosed patio garden.

Communcal Gardens

Directly opposite the house you will find shared community gardens with mature trees, shrubs and herbs creating a natural habitat for wild life. There is also an area dedicated to growing vegetables which are often shared amongst the local community.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
invest.gallons.seat

Disclaimer

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