



## Valentine Court, Thornton

**£385,000**

- \* STONE BUILT DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \*
- \* SEMI-RURAL LOCATION \* TWO BATH/SHOWER ROOMS \* LOVELY GARDENS \*
- \* PARKING \* GARAGE \* CLOSE TO AMENITIES \*

Introducing a beautiful four bedroom stone built detached house in a semi-rural location.

This charming property offers a peaceful retreat while being conveniently close to amenities, shops, and local schools.

With spacious interiors, a welcoming living room and four well proportioned bedrooms, this house provides a comfortable and versatile living space.

Having well maintained gardens and tranquil surroundings adding to the appeal of this idyllic home.

There is also a off street parking leading to a detached garage.

**VIEWING ESSENTIAL!**





### Entrance Hall

With radiator.

### WC

With low suite wc and tiled floor.

### Lounge

23' x 11'11" (7.01m x 3.63m)

Having a wall mounted living flame gas fire, two radiators, double glazed French doors leading to rear.

### Kitchen

18'3" x 10'10" (5.56m x 3.30m)

Fitted kitchen having a range of white wall and base units incorporating granite work tops, tiled splashback, double oven, hob, extractor hood, plumbing for auto washer, plumbing for dishwasher, double glazed window, underfloor heating and door to rear.

### Dining Room

11'5" x 11'5" (3.48m x 3.48m)

With radiator and double glazed window.

### First Floor

Useful storage cupboard and access to loft.

### Bedroom One

13'8" x 12' (4.17m x 3.66m)

With built in wardrobes, radiator, double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

11'7" x 11'5" (3.53m x 3.48m)

With radiator and double glazed window.

### Bedroom Four

9' x 9'11" (2.74m x 3.02m)

With radiator and double glazed window.

### Bedroom Three

11'3" x 11'2" (3.43m x 3.40m)

With radiator and double glazed window.





### Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window, part tiled walls and floor.

### Exterior

To the outside there are well stocked and maintained gardens with lawn and patio. There is a driveway providing off-road parking leading to a detached garage.

### Directions

From our office in Queensbury head east on High St towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 1st exit onto Thornton Rd turn right onto Spring Head Rd, right onto Brooklands Ave, continue onto N Cliffe Ln, keep left to continue on Sappgate Ln, turn right onto Back Ln, turn right towards Valentine Ct, right onto Valentine Ct and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

E



# Valentine Court, BD13

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft

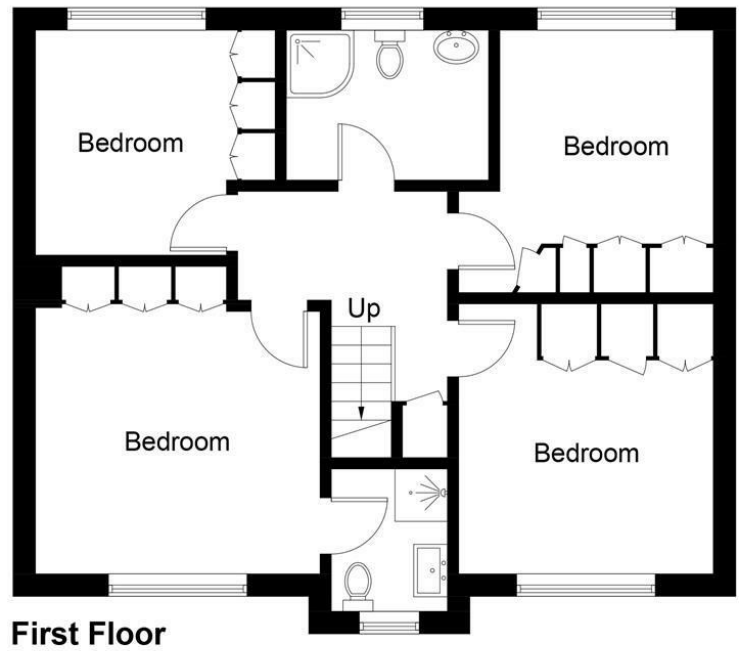
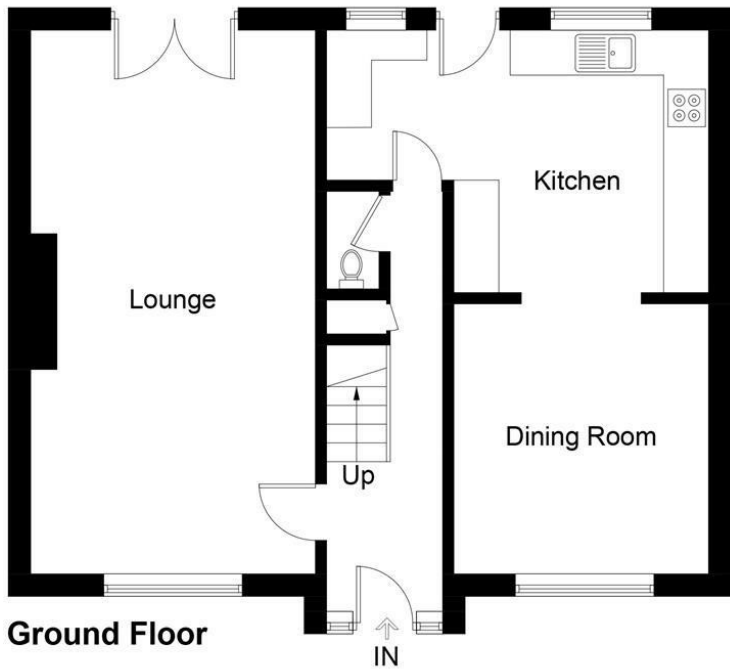
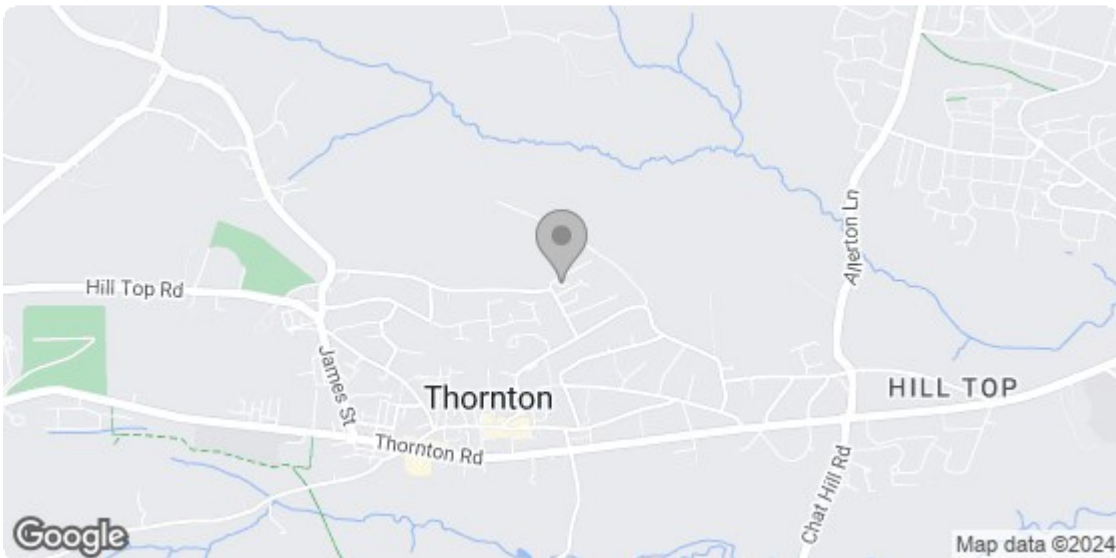


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095490)



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		
	68	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)