



## Bronte Court, Thornton

Offers Over £270,000

\* END TOWN HOUSE \* THREE/FOUR BEDROOMS \* WELL PRESENTED \* SPACIOUS \*  
\* MODERN KITCHEN \* WELL MAINTAINED GARDEN \* DOUBLE DRIVE \*

Presented to an exceptional standard throughout, this impressive three/four bedroom end town house offers spacious and versatile accommodation, ideally suited to modern family living.

Situated within the highly sought after location of Thornton, the property benefits from close proximity to a wide range of local amenities, well regarded schools and attractive rural walks.

The property briefly comprises a welcoming entrance hall, a contemporary fitted kitchen with a range of modern units and integrated appliances, and a bright and generously proportioned living space.

The flexible layout provides three well appointed bedrooms together with an occasional attic room. Two stylish bath/shower rooms - including a family bathroom and an en suite shower room, to further enhance the practicality of this home.

To the rear, there is a well maintained landscaped garden offering an ideal space for outdoor dining and family recreation. To the front, a double driveway provides convenient off-road parking.





### Entrance Hall

With radiator.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.

### Open Plan Lounge/Kitchen

31'9" x 16'7" (9.68m x 5.05m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, washing machine, breakfast bar, radiator, double glazed window and understairs storage.

The lounge area has a modern wall unit with feature electric fire, radiator, French doors to rear garden.

### First Floor Landing

With radiator.

### Bedroom One

11'8" x 11'1" (3.56m x 3.38m)

With radiator and double glazed window. En Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, radiator and double glazed window.

### Bedroom Two

16' max x 7'5" (4.88m max x 2.26m)

With radiator and double glazed window.

### Bedroom Three

11'8" x 8'8" (3.56m x 2.64m)

With radiator and double glazed window.

### Second Floor

#### Occasional Attic Room

17'10" x 16' (5.44m x 4.88m)

With velux window, radiator and eaves storage.





### Exterior

To the outside there is a patio, lawn and decked garden to the rear, together with lawned garden area and double driveway to the front.

### Directions

From our office on Queensbury High Street 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 Sapgate Ln, right onto Bronte Ct and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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.

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