



## 58 Squirrel Lane, Thornton, Bradford, BD13 3TA

£315,000

- CONTEMPORARY FINISH THROUGHOUT
- SEMI-RURAL LOCATION
- MULTIPLE RECEPTION ROOMS
- OUTBUILDING WITH POWER AND LIGHTING
- CHARACTER FEATURES
- OFF-STREET PARKING
- EXTENSIVE PANORAMIC VIEWS
- STUNNING COTTAGE STYLE PROPERTY



# 58 Squirrel Lane, Bradford BD13 3TA

\*\*\*DECEPTIVELY SPACIOUS THREE BEDROOM CHARACTER HOUSE\*\*\* Bronte Estates are delighted to bring to the market this BEAUTIFULLY PRESENTED, THREE BEDROOM end of terraced cottage with STUNNING PANORAMIC VIEWS. The property sits in a SEMI-RURAL LOCATION between Queensbury & Thornton, BD13 providing EXCELLENT LINKS to neighbouring towns Bradford and Halifax and has the luxury of BEAUTIFUL SCENERY from every angle. Additionally, the house includes OFF-STREET PARKING for two cars, TWO ENCLOSED GARDENS, a DETACHED GARAGE and a SEPARATE PURPOSE BUILT GARDEN ROOM providing potential OFFICE SPACE, ideal for working from home. Internally, the property OOZES CHARACTER throughout with a SUBTLE CONTEMPORARY FEEL. Briefly, the house internally comprises an entrance hall, a COTTAGE STYLE KITCHEN, a living room with feature EXPOSED STONE FIREPLACE, a second reception room to the ground floor with THREE BEDROOMS and a family bathroom to the first floor. We feel this home will meet the requirements for a number of different buyers and will be in high demand, early internal viewings are highly recommended to avoid missing out!



Council Tax Band: B



## Property Description

**\*\*\*DECEPTIVELY SPACIOUS THREE BEDROOM CHARACTER HOUSE\*\*\*** Bronte Estates are delighted to bring to the market this **BEAUTIFULLY PRESENTED, THREE BEDROOM** end of terraced cottage with **STUNNING PANORAMIC VIEWS**. The property sits in a **SEMI-RURAL LOCATION** between Queensbury & Thornton, BD13 providing **EXCELLENT LINKS** to neighbouring towns Bradford and Halifax and has the luxury of **BEAUTIFUL SCENERY** from every angle. Additionally, the house includes **OFF-STREET PARKING** for two cars, **TWO ENCLOSED GARDENS**, a **DETACHED GARAGE** and a **SEPARATE PURPOSE BUILT GARDEN ROOM** providing potential **OFFICE SPACE**, ideal for working from home. Internally, the property **OOZES CHARACTER** throughout with a **SUBTLE CONTEMPORARY FEEL**. Briefly, the house internally comprises an entrance hall, a **COTTAGE STYLE KITCHEN**, a living room with feature **EXPOSED STONE FIREPLACE**, a second reception room to the ground floor with **THREE BEDROOMS** and a family bathroom to the first floor. We feel this home will meet the requirements for a number of different buyers and will be in high demand, early internal viewings are highly recommended to avoid missing out!

## Accommodation

### Ground Floor

#### Entrance Hall

Leading in from a stable style door to front, ideal for muddy boots, shoes and storing coats and leading to the kitchen.

#### Kitchen

11'9" x 10'2"

A generously proportioned kitchen comprising a mixture of wall and base units, a gas oven, hob and extractor fan over, an integral fridge freezer, plumbing for washing machine, a Belfast sink with gas central heating radiator with the room naturally lit via a Velux skylight and double glazed window to front.

### Living Room

12'5" x 17'0"

A substantial living room comprising a feature exposed stone fireplace, a large double glazed window to rear providing fantastic panoramic views to the rear, a built in under stairs storage cupboard and gas central heating radiator.

### Second Reception Room

9'10" x 18'4"

Currently utilised as a dining room and play room with double glazed patio doors to side, a window to rear and gas central heating radiator.

### First Floor

#### Landing

Giving access to all bedrooms and bathroom with a gas central heating radiator and double glazed window to rear.

#### Bedroom One

9'10" x 12'1"

The main double bedroom has a feature exposed stone fireplace, a double glazed window to rear providing further views across the valley, space for a walk in wardrobe and gas central heating.

#### Bedroom Two

9'10" x 7'6"

A second double bedroom with a double glazed window to front and gas central heating radiator.

#### Bedroom Three

6'6" x 10'5"

A third bedroom, currently used as a nursery with a double glazed window to rear and gas central heating radiator.

#### Family Bathroom

A part tiled, contemporary bathroom suite fitted with a bath and shower over, a wash hand basin, w/c, gas central heating and double glazed window to rear.

### External

Garden area to the front, larger garden area to the side with lawn, paved patio area, decked seating area, tarmac parking for two cars, extensive rural views to rear elevation. There is a second lawned garden area fenced and stone



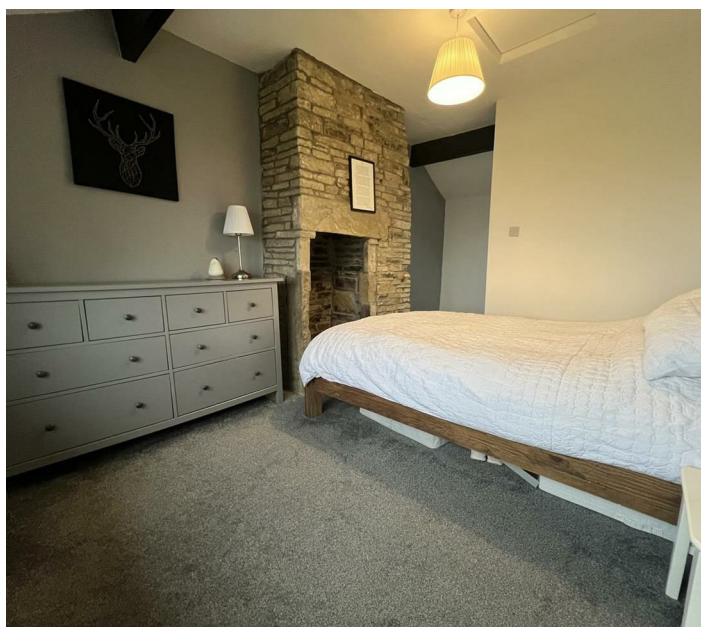
wall boundaries with a single garage situated adjacent to the property.

### **Outhouse**

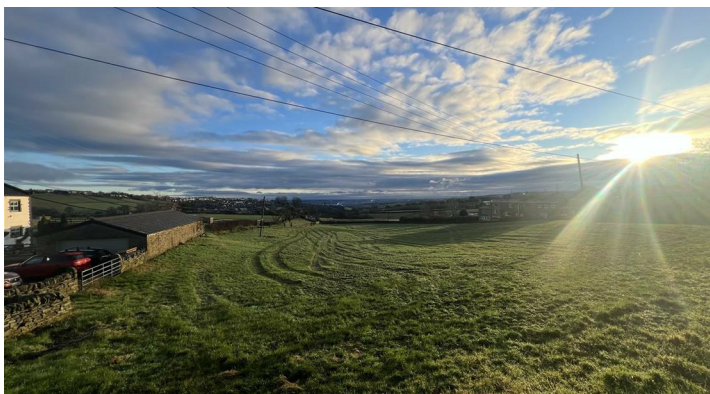
Located to the side of the property, fully insulated with heating, lighting, electric, phone line, alarm & blinds. Would make an idea home office or outdoor space for the kids.

### **Agents Notes**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.











## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

