



## Weavers Cottage 3 Thorngate, Thornton, Bradford, BD13 3SD

£230,000

- DECEPTIVELY SPACIOUS TWO BEDROOM COTTAGE
- ACCOMMODATION OVER THREE FLOORS
- POPULAR SEMI-RURAL LOCATION
- BALCONY TO REAR
- EXTENSIVE PANORAMIC COUNTRYSIDE VIEWS
- BEAUTIFUL GARDENS TO REAR
- OPEN PLAN LIVING & DINING ROOM
- DOUBLE GLAZED WINDOWS THROUGHOUT

# Weavers Cottage 3 Thorngate, Bradford BD13

3SD

DECEPTIVELY SPACIOUS TWO BEDROOM SEMI-DETACHED COTTAGE WITH FANTASTIC PANORAMIC COUNTRYSIDE VIEWS!



Council Tax Band: C



## Property Description

\*\*\*DECEPTIVELY SPACIOUS SEMI-DETACHED HOME WITH PANORAMIC VIEWS\*\*\* Bronte Estates are delighted to bring to market this SEMI-RURAL home offering ACCOMMODATION OVER THREE FLOORS. STUNNING COUNTRYSIDE VIEWS and a CHARACTERFUL FEEL throughout. The property sits in an ENVIABLE POSITION between Thornton & Denholme allowing for a TRANQUIL SETTING with LOCAL AMENITIES still very accessible. Briefly the property comprises an OPEN PLAN LIVING & DINING ROOM across the ground floor leading to a BALCONY TO REAR providing stunning views across the valley, two bedrooms and a bathroom to the first floor with a KITCHEN & SEPARATE UTILITY room to the lower ground floor. We really feel this property is a RARE OPPORTUNITY to purchase a ONE OF A KIND property within the area and expect HIGH VOLUMES OF ENQUIRIES, so don't miss out and book your internal inspection now!

## Accommodation

### Ground Floor

#### Entrance Vestibule

Leading in from a composite door to front, ideal for storing coats and shoes with access to the living room.

#### Living Area

14'9" x 21'3"

A deceptively spacious reception room with an open flow into the dining room comprising a double glazed window to front, a radiator, a feature multi fuel burning stove with exposed stone chimney breast and wooden mantle over with stairs to the lower ground and first floor.

#### Dining Area

12'9" x 6'2"

Providing ample space for dining with double glazed patio doors to rear leading out to a balcony.

### Lower Ground Floor

#### Kitchen

A modern fully fitted kitchen comprising a

mixture of wall and base units and complimentary work surfaces over, an electric oven and grill with hob and extractor fan over, space for fridge freezer, sink and drainer, and double glazed patio doors to the rear.

#### Utility Room

Fitted with further storage units comprising space and plumbing for washing machine and tumble dryer.

### First Floor

#### Landing

Leading to the bedrooms and bathroom.

#### Bedroom One

13'9" x 9'10"

A generous main double bedroom comprising an exposed stone chimney breast, built in wardrobes and furniture, exposed beams and a radiator and double glazed window to front.

#### Bedroom Two

5'6" x 11'1"

A single bedroom naturally lit via a double glazed window to side and skylight, with storage under the eaves and a radiator.

#### Bathroom

A fully tiled bathroom with a three piece suite consisting of a bath with electric shower over, wash hand basin, w/c and a Velux skylight.

#### External

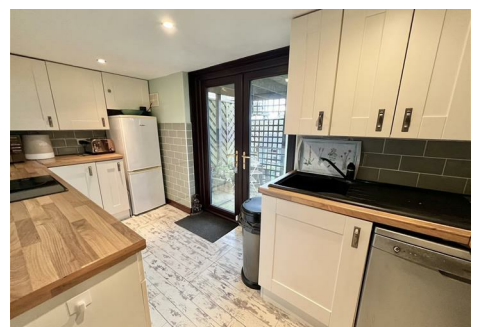
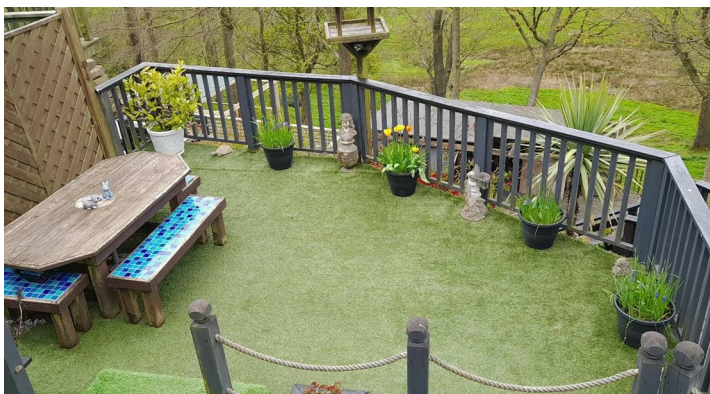
The property benefits from extensive gardens to rear, tiered down toward the fields behind. The garden is a mixture of decked seating areas, artificial grass gardens, ample space for workshops and gardens shed, pond and water feature, with even an original well. Each tier of the garden has been purposefully created to enjoy the beautiful countryside views across the valley as well as providing a tranquil and peaceful setting for sitting out in the Spring and Summer.

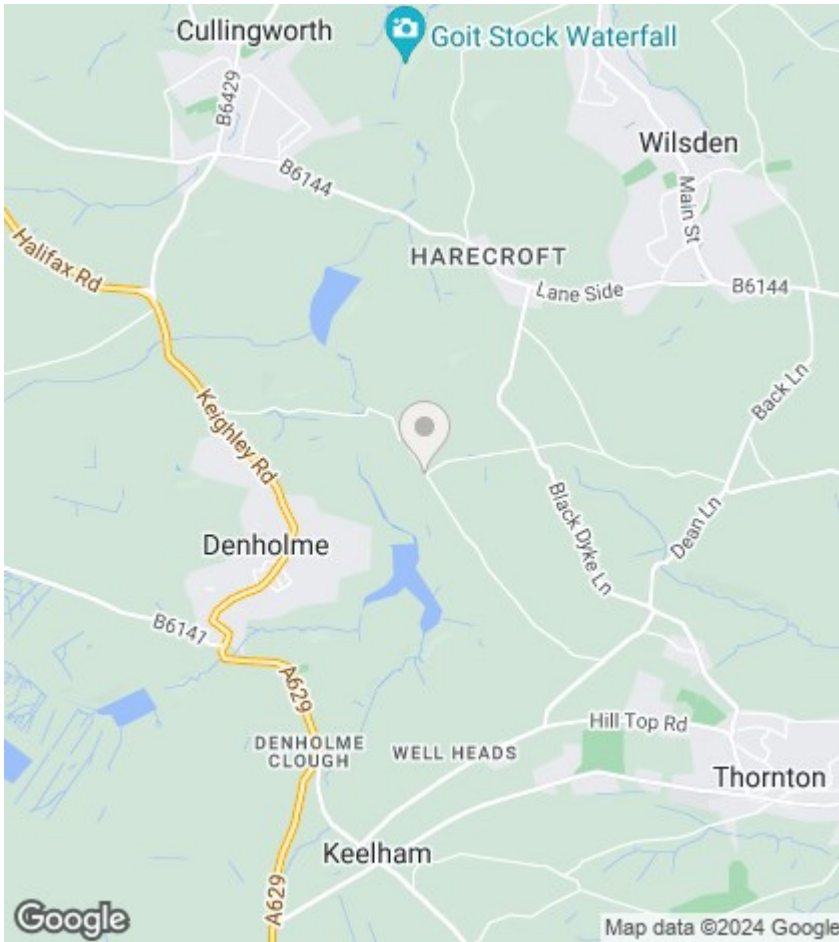
#### Agents Notes

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

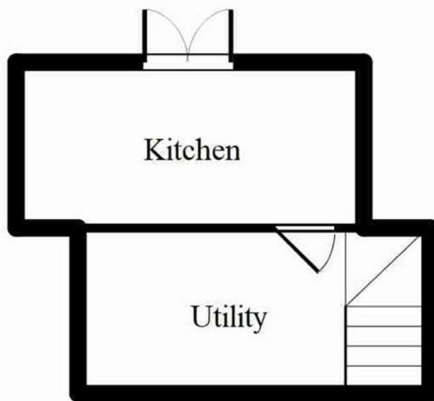
## Viewings

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

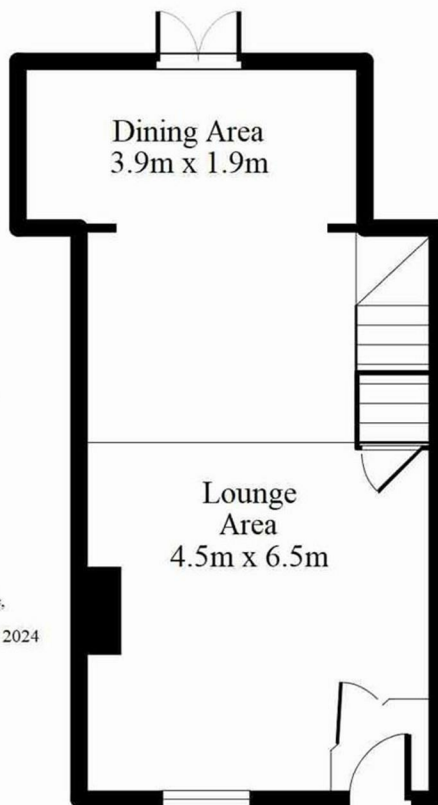
## EPC Rating:

F

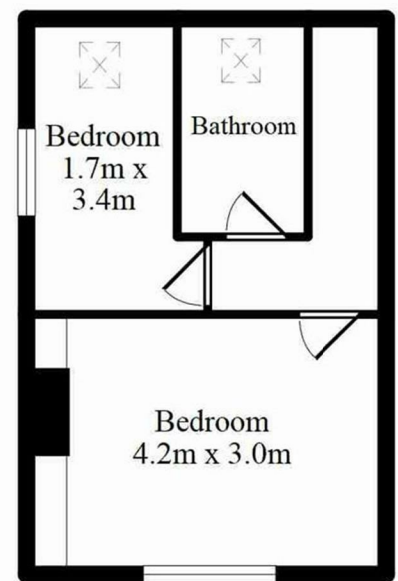
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lowest Floor



Ground Floor



1st Floor

Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024