



10 Spring Holes Lane, Thornton, Bradford, BD13 3RA

Offers Over £340,000

- FIVE BEDROOM DETACHED PROPERTY
- EN-SUITE TO MASTER BEDROOM
- GARDENS & GARAGE
- POTENTIAL TO UPDATE & IMPROVE
- GAS CH & UPVC DG
- THREE DOUBLE BEDROOMS, TWO SINGLE
- SEMI-RURAL LOCATION
- DISTANT RURAL VIEWS
- THREE RECEPTION ROOMS
- A HIGHLY DESIRABLE POSITION

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**** FIVE BEDROOM DETACHED ** SEMI-RURAL LOCATION ** UPDATING WORKS REQUIRED ** THREE RECEPTION ROOMS ** DRIVE, GARAGE & GARDENS **** Bronte Estates are pleased to offer for sale this substantial detached property on the outskirts of Thornton, located just off Spring Holes Lane in a small hamlet of similar properties. Tucked away down a cobbled access road and enjoying rural views, a private rear garden for a growing family. Internally, there is scope for some modernisation, offering the new owner has a blank canvas to create a home to their requirements. To the ground floor the property comprises of: Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen and integral Garage. To the first floor is a split-level landing, three double Bedrooms, one with an Ensuite and another with a Dressing Room, two further single Bedrooms and a family Bathroom. Garage parking is available to the front of the property and there is a good-sized garden to the rear. A desirable location, offering potential to improve and add value. Semi-rural properties such as this are in high demand, therefore early viewing is advised.



Council Tax Band: E



Entrance Hall

Central heating radiator, cloaks cupboard and doors to the lounge and sitting room.

Sitting Room

A characterful room with exposed beams and windows to both the front and rear elevations. Period style fireplace and a central heating radiator.

Lounge

A spacious reception room, partially open to the dining room. A large wall-to-wall window with views across the garden, feature stone fireplace and a central heating radiator.

Dining Room

Being partially open to the Lounge and with borrowed light. Staircase off to the first floor and under-stairs storage.. Central heating radiator.

Kitchen

Although some updating is required, the kitchen has a good range of fitted wall and base units, laminated working surfaces and splash-back wall tiling. Gas cooker point, Belfast sink and plumbing for a washing machine. Window and door to the front elevation and a door to the integral garage.

Internal Garage

'Up and over' door to the front, window to the side, central heating boiler and a door to the kitchen.

First Floor

A split-level landing area with a window to the front elevation, access to an eaves storage area, two central heating radiators, fitted storage cupboards and access to the loft space.

Bedroom One

Window to the side elevation, central heating radiator and a door to the Ensuite.

Ensuite

Shower cubicle with glass sliding door and a thermostatic shower, washbasin with storage below and a WC. Window to the front elevation, fully tiled walls and a heated towel rail.

Bedroom Two

Window to the rear elevation and a central heating radiator. Accessed through a dressing room.

Dressing Room

Window to the side elevation and a central heating radiator.

Bedroom Three

Window to the rear elevation, fitted wardrobes and a central heating radiator.

Bedroom Four

A single bedroom with a window to the front elevation and a central heating radiator.

Bedroom Five

A single bedroom with a window to the rear elevation and a central heating radiator.

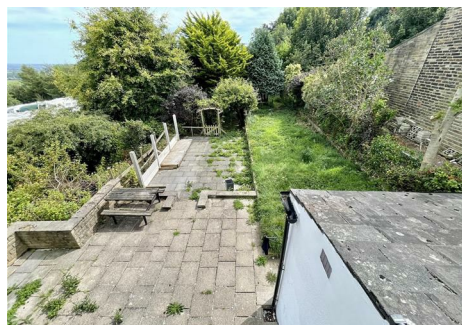
Bathroom

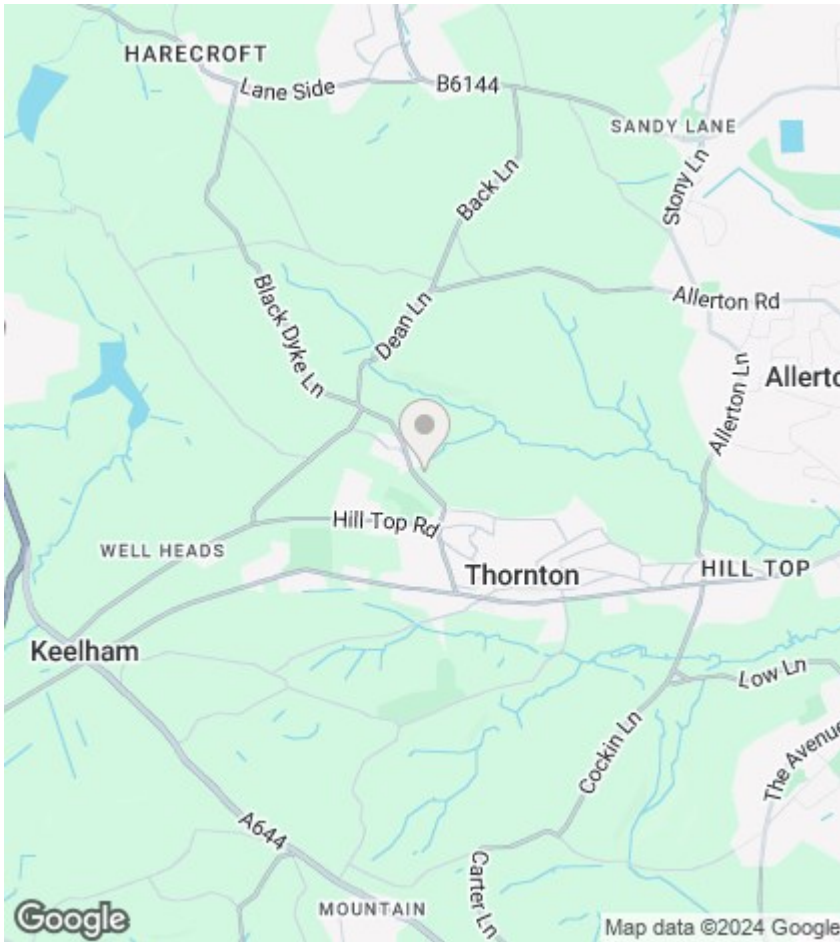
A four piece bathroom suite comprising of a shower cubicle with a thermostatic shower, panelled bath, pedestal washbasin and a WC. Window to the rear elevation and a central heating radiator.

External

The property sits at the end of a short cobbled, no through road, with garage parking available to the front. The rear of the house can be accessed via both sides of the house. The rear garden is a good size and consists of two paved patio areas, a large lawned area, flower beds and a range of mature shrubs and trees. Distant views can be seen to the right, across open countryside.







Directions

From Spring Holes Lane, look out for the driveway with a stone sign saying Cobbles & Spring Holes Farm. Go down the drive and the property can be found at the end of a cobbled road on your right, just after the farm gate.

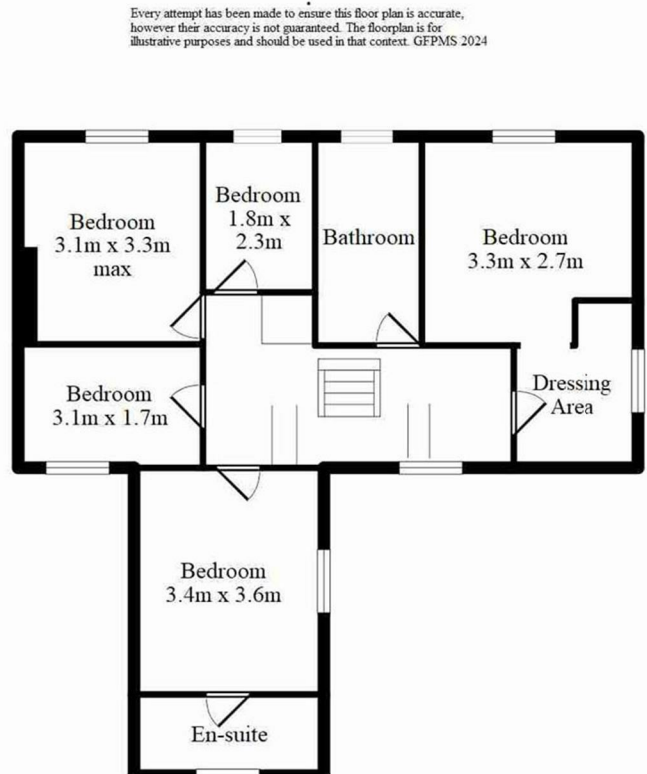
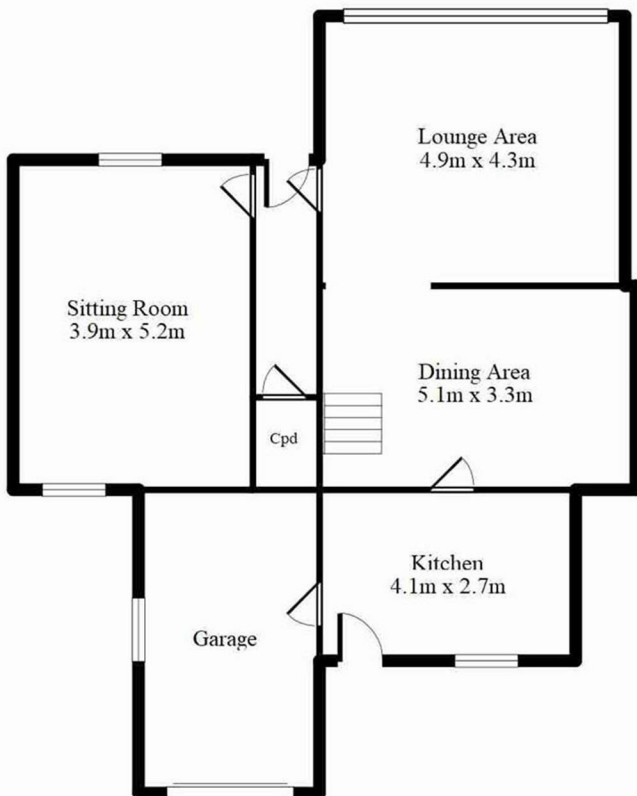
Viewings

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

EPC Rating:

E

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



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