



12 School Ridge, Thornton, Bradford, BD13 3RW

£375,000

- STONE BUILT DETACHED PROPERTY
- QUALITY FIXTURES & FITTINGS
- SET ACROSS THREE FLOORS
- OPEN VIEWS FROM EVERY WINDOW
- SUPERB FITTED DINING KITCHEN
- RURAL LOCATION IN THORNTON
- REFURBISHED TO A HIGH STANDARD
- BALCONY WITH GLASS BALUSTRADE
- ** NO ONWARD CHAIN **
- A 'MUST SEE' PROPERTY

12 School Ridge, Bradford BD13 3RW

**** STUNNING DETACHED CHARACTER PROPERTY ** SET ACROSS THREE FLOORS ** CURRENTLY TWO BEDROOMS ** FULLY RENOVATED IN RECENT YEARS ** TASTEFULLY APPOINTED THROUGHOUT WITH QUALITY FIXTURES & FITTINGS ** IDYLIC LOCATION WITH RURAL VIEWS **** This superb property in a sought-after position on the outskirts of Thornton really has to be seen to be fully appreciated. The property is a credit to the current owners, who have painstakingly and sympathetically updated the property throughout, at considerable expense. Including; a full re-plaster throughout, re-wired, new kitchen, new bathroom, full new central heating including boiler and radiators, tanking to the basement, the list goes on. To the ground floor is an entrance porch, inner hall, lounge and an impressive dining kitchen with doors out to a balcony that enjoys stunning open views. To the lower ground floor is a store area, WC and a large utility area with doors out to the rear garden. To the first floor is a superb master bedroom, a further double bedroom and a family bathroom. Externally, the property enjoys off-road parking for 2-3 cars and good-sized rear gardens. Properties of this type are rare to the market, especially ones that are refurbished to this standard, therefore we are expecting a high demand. Register your interest with us without delay.



Council Tax Band: D



Entrance Porch

8'3 x 5'5

A stone built porch with a composite entrance door, windows to the three sides, a tiled floor and a central heating radiator.

Inner Hall

Stairs to the first floor and doors off to the lounge and dining kitchen.

Lounge

15'4 x 14'10

A bright and airy reception room with windows to the front, side and rear elevations, making the most of the open aspect. The original stone chimney breast has been exposed and a cast iron gas stove sits on a raised stone plinth. There are three wall lights and two central heating radiators.

Dining Kitchen

15'3 x 12'10

A bespoke, handcrafted kitchen from 'Dovetail', made with the finest materials and boasting, stunning Indian granite working surfaces, oak cabinetry and high quality integrated appliances. The kitchen includes a range of base and wall units, two Neff ovens, wine cooler, fridge with ice box, microwave, six burner hob with wok burner and removable griddle. Twin Belfast sink with a Perrin and Rowe mixer tap and an additional pot washer tap, and an engineered oak floor. There are windows to the front and rear elevations, ample space for dining, plus French doors leading out to a balcony.

Lower Ground Floor

Store Area

17'0 x 7'8

Marble effect tiled floor throughout and a range of bespoke fitted storage cupboards, plus further storage space. Open to:

Utility Area

14'7 x 12'9

A spacious room with a utility area, separate WC, under-stairs store and French doors out to the rear garden. Great potential for a home office perhaps or an ensuite bedroom (subject to any required permissions). The utility area has a

fitted base unit, working surface, Stainless steel sink & drainer, plumbing for a washing machine and space for a tumble dryer. Two central heating radiators.

WC

Low flush WC, washbasin, chrome heated towel rail, tiled floor and a window to the side elevation.

First Floor

Landing area with a window to the rear elevation, central heating radiator and access to the loft space.

Bedroom One

15'4 x 14'9

A spacious master bedroom with deep plaster cornice, ceiling rose and a cast iron feature fireplace. Door to a small storage cupboard with a window to the front elevation. Central heating radiator and a further window to the front.

Bedroom Two

12'8 x 10'10

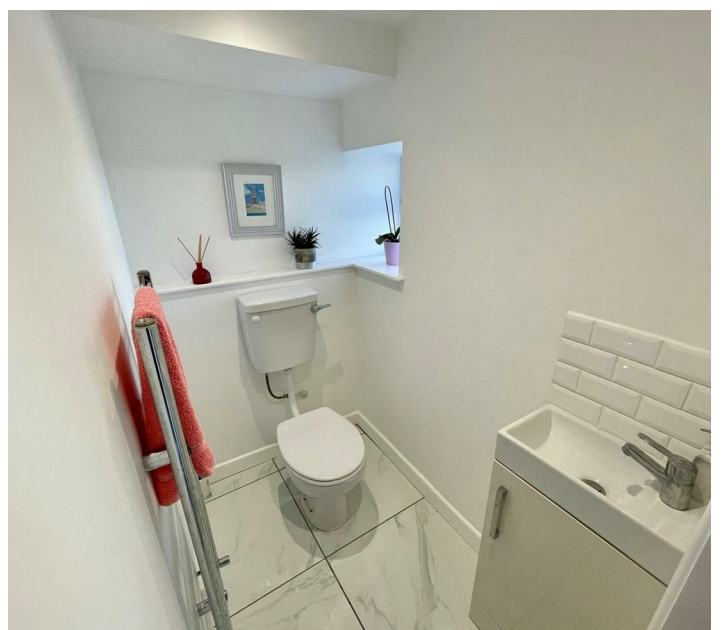
A double bedroom with wall-to-wall fitted wardrobes, window to the front elevation and a central heating radiator.

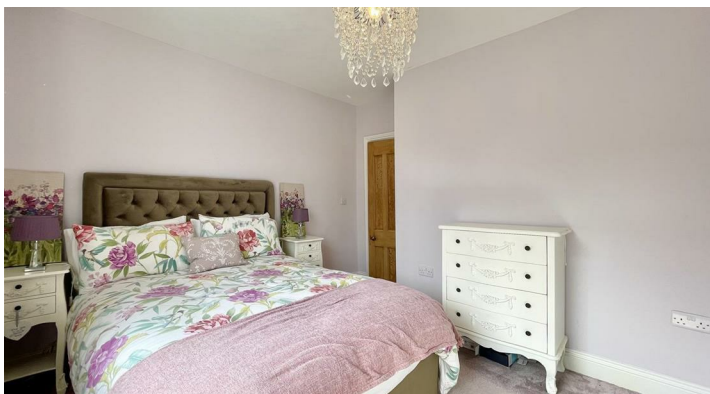
Bathroom

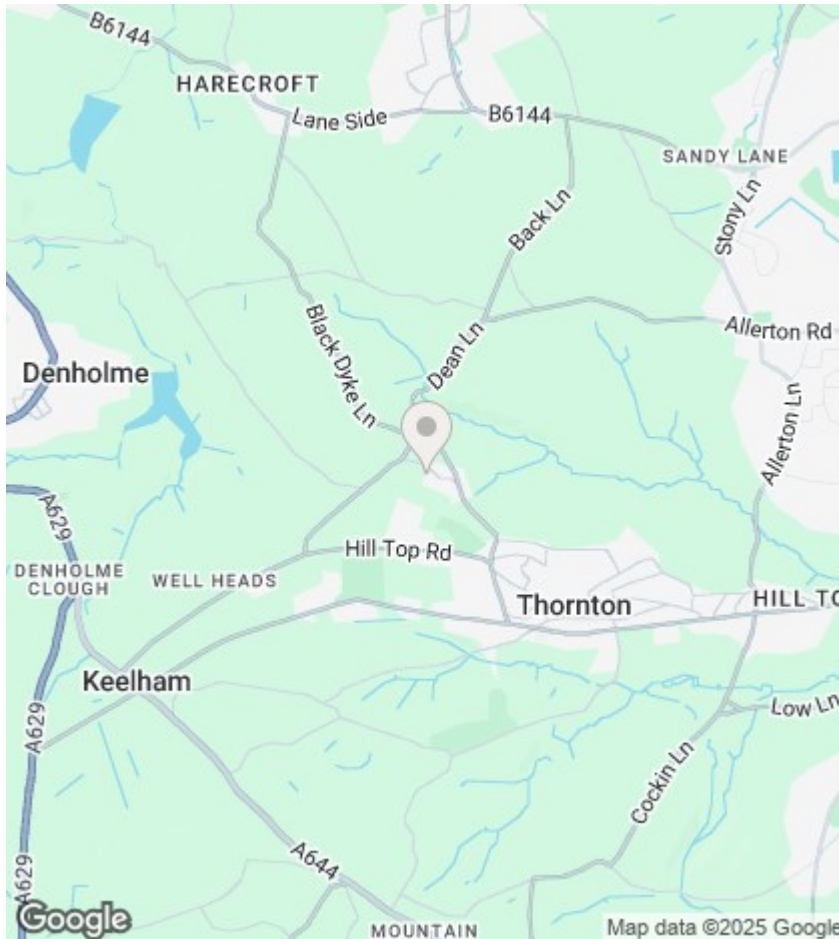
A period style bathroom suite comprising of a panelled bath with a rainfall shower over, plus a hand-held shower attachment, rectangular pedestal washbasin and a high-flush WC. Handmade wall tiles and porcelain oak effect floor tiles with underfloor heating. There is a window to the side elevation enjoying the open views, a heated towel rail, two wall light points and colour-change spotlights.

External

The property is accessed through double gates to a driveway with parking for two-three cars. A gate leads to the split-level rear garden that consists of flowerbeds, paved patio areas, balcony with a glass balustrade and a stone wall boundary offering a good degree of privacy.







Directions

From Thornton Village, follow James Street up the hill and at the fork, take the left hand turn into West Lane. Follow the road passing the old Sun Inn pub on your left and head straight on. After approx 1/4 mile, take the left hand turn into Upper Heights Road. Follow the Road around the bend and after a short distance you will see Packington Street on the right, park here on the left and the house is right there.

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		83
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

