



## 74 Sapgate Lane, Thornton, Bradford, BD13 3DY

£280,000

- THREE / FOUR BEDROOM DETACHED
- SECOND RECEPTION ROOM OR FOURTH BEDROOM
- OPEN RURAL VIEWS TO THE REAR
- EARLY VIEWING ADVISED
- NEW CARPETS & FLOORING
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION
- RECENTLY REDECORATED
- NEWLY FITTED KITCHEN
- DRIVEWAY, GARAGE & GARDENS

## 74 Sappgate Lane, Bradford BD13 3DY

**\*\* THREE/FOUR BEDROOM DETACHED \*\* RECENTLY UPDATED & IMPROVED \*\* RURAL VIEWS TO THE REAR \*\* NEWLY FITTED KITCHEN \*\* NEW FLOORING AND DECOR \*\*** Bronte Estates are delighted to offer for sale this detached property in a popular location in Thornton. To the ground floor is a large 25' through lounge, new fitted kitchen, hallway and a versatile room that could be used as a fourth bedroom, an office or dining room. To the first floor are two double bedrooms, a good-sized single bedroom, bathroom and WC. To the front of the property is off-road parking, a lawn and a single garage and to the rear is a decked balcony, paved patio, lawn, flower beds and open views. The property has recently been redecorated throughout and has new carpets and flooring. Early viewing advised.



Council Tax Band: D



### **Front Entrance Porch**

A front porch with UPVC door and windows and a tiled floor. Inner door leading to the hallway.

### **Hallway**

12'3 x 5'5

Stairs lead off to the first floor, central heating radiator and a useful under-stairs store with a window to the side elevation. Doors off to the lounge and kitchen.

### **Lounge**

25'7 x 11'3

A large reception room with a window to the front elevation and patio doors to the rear leading out to a decked balcony. Fireplace with a fitted living flame gas fire and two central heating radiators.

### **Kitchen**

13'0 x 8'0

A modern, recently fitted kitchen with a good range of shaker style base and wall units, tiled splash-backs and laminated working surfaces. Integrated electric oven and four ring hob, stainless steel one and a half bowl sink and drainer and ample space for a fridge freezer. There is a window to the rear elevation and an external door to the side elevation. A useful cupboard houses the central heating boiler and a pantry provides further storage.

### **Dining Room / Fourth Bedroom**

10'4 x 9'0

Accessed from the lounge, a versatile second reception room that could also be utilised as a home office, dining room or fourth bedroom. Window to the rear elevation and a central heating radiator.

### **First Floor**

Landing area with an airing cupboard, window to the side elevation and access to the loft space.

### **Bedroom One**

11'5 x 11'2

Fitted with wall-to-wall wardrobes and cupboards, plus a further storage cupboard. Window to the rear elevation affording stunning open views and a central heating radiator.

### **Bedroom Two**

11'5 x 8'8

Fitted wardrobe, window to the front elevation and a central heating radiator.

### **Bedroom Three**

8'3 x 8'0

Window to the front elevation and a central heating radiator.

### **Bathroom**

A fully tiled bathroom comprising of a double width walk-in shower enclosure with a glass screen and mains powered shower, plus a rectangular washbasin with mixer tap and storage below. Window to the rear elevation and a chrome heated towel rail.

### **WC**

A separate WC, fully tiled walls and with a window to the side elevation.

### **External**

To the front of the property is an open-plan driveway providing off-road parking and access to the garage. There is a lawned area, flower beds and access to the side of the property. To the rear is a split level garden, mainly laid to lawn, with a paved patio, decked balcony and a garden shed. Open views to the rear.

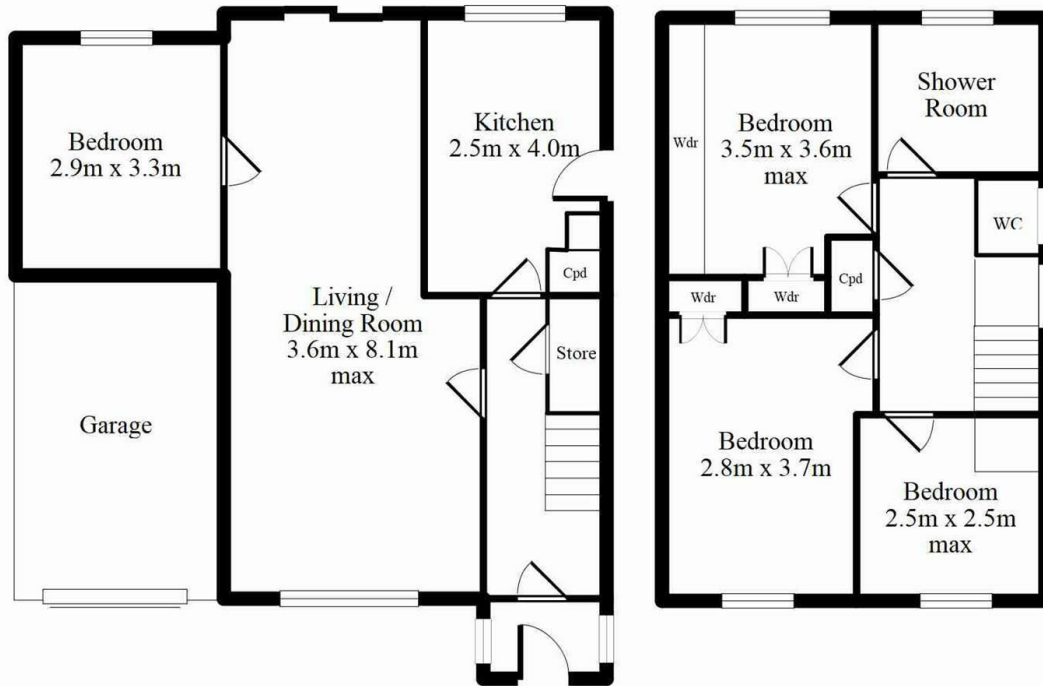
## Garage

Single attached garage with 'up and over' door, power and light.

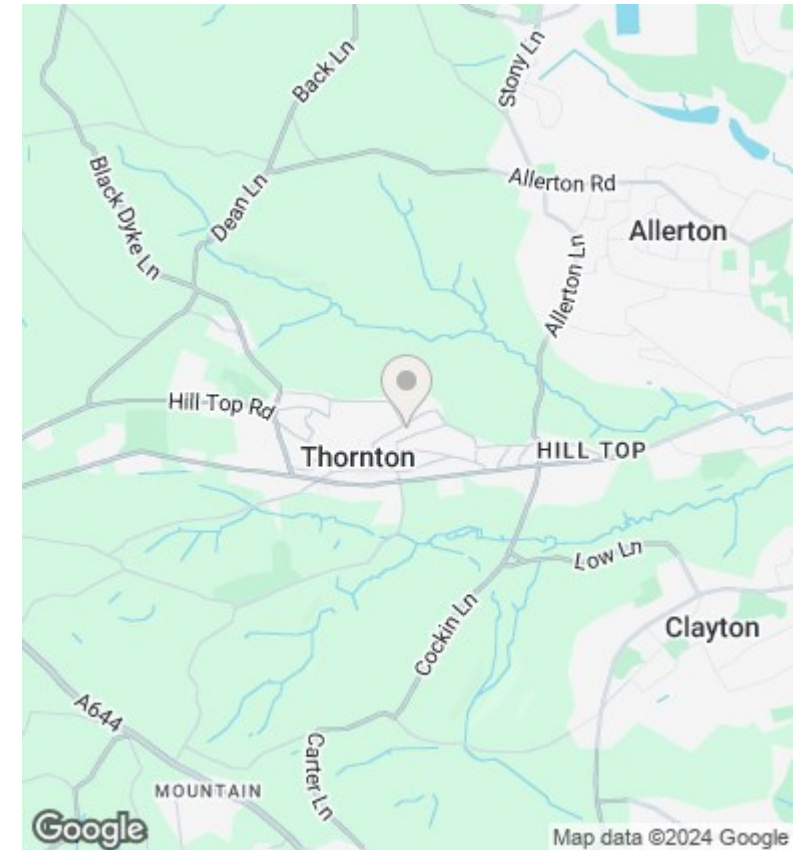
Sale is subject to probate







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



## Directions

From Thornton Road, turn on to Spring Head Road and first right on to Brooksbank Avenue, follow the road as it bends, up the hill and the property can be found on your left, opposite the turning into Back Lane.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		61	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	