



4 Back Lane, Thornton, Bradford, BD13 3QT

Offers In The Region Of £380,000

- IMPRESSIVE THREE BEDROOM DETACHED
- UTILITY ROOM, PANTRY & GROUND FLOOR WC
- MASTER BEDROOM WITH DRESSING ROOM & ENSUITE
- FOUR PIECE FAMILY BATHROOM SUITE
- ENCLOSED PATIO AREA TO THE REAR
- STUNNING KITCHEN WITH BREAKFAST BAR & FITTED APPLIANCES
- LOUNGE WITH MULTI-FUEL BURNING STOVE
- TWO FURTHER BEDROOMS
- DRIVEWAY OFFERING PARKING FOR MULTIPLE VEHICLES
- A MUST VIEW THIS PROPERTY

4 Back Lane, Bradford BD13 3QT

This well presented three-bedroom detached house on Back Lane offers a perfect blend of modern living and comfort. As you enter, you are greeted by two spacious reception rooms, but the heart of the home is undoubtedly the stunning kitchen, which boasts an open aspect to a delightful sun room/ dining room leading out onto the rear patio, creating a bright and inviting space. Although the property has been significantly extended, there is still potential to create further living space if required.

The master bedroom is complete with a dressing room and en-suite, plus two additional bedrooms and a four piece family bathroom suite. A gated driveway to the front offers private parking for up to six vehicles, a rare find that adds to the convenience of this home. The multi-fuel burning stove in the living area not only enhances the aesthetic appeal but also provides warmth and comfort during the colder months. This lovely home is perfect for families and is a must-see for those looking to make Thornton their home. A superbly presented and maintained home, arrange your viewing now!



Council Tax Band:



ENTRANCE HALL

A large welcoming hallway with front entrance door, window to the side, central heating radiator, tiled flooring and stairs to the first floor. Doors leading to kitchen, lounge, ground floor WC & Utility room.

LOUNGE

15'7 x 15'0

A good size living room with multi fuel burning stove, feature wood store, central heating radiator, large window to the front and smaller window to the side.

KITCHEN

15'7 x 10'4

Modern range of fitted base & wall units, contrasting work surfaces & matching breakfast bar, complementary wall tiling, under cupboard & kick board lighting, ceiling spot lights and tiled flooring. Fitted appliances to include: double oven, microwave, hob & extractor, fridge freezer, dishwasher & wine cooler. Fitted walk in pantry with work tops, shelving and the central heating boiler. Open window space and archway leading through to the dining area/sun room extension.

DINING AREA/SUN ROOM

14'1 10'8

Tiled flooring, triple bi-fold doors to the rear garden, central heating radiator, ceiling spot lights & two skylight windows. A great space for dining or family get together's.

UTILITY ROOM

4'9 x 7'3

Fitted base & wall units, stainless steel sink & drainer, plumbing for an automatic washing machine, central heating radiator and a window to the rear,

GROUND FLOOR WC

Modern fitted suite including a low flush WC & wash basin set in a vanity unit, central heated towel rail, window to the side and spot lights.

FIRST FLOOR LANDING

MASTER BEDROOM SUITE

10'5 x 9'1

A good size bedroom with central heating radiator, window to the rear & archway through to a large dressing area and an en-suite.

DRESSING AREA/ WALK IN WARDROBE

10'5 x 6'8

Fitted wardrobes to both sides, matching fitted dressing table & window to the rear.

ENSUITE

Matching three piece suite comprising; low flush WC, wash basin set in a vanity unit, large shower cubicle with rainfall shower & glass folding doors, fully tiled walls and a centrally heated towel rail.

BEDROOM TWO

10'6 x 8'4

(Plus entrance area) - Double bedroom with central heating radiator, window to the front & a large walk in cupboard/wardrobe.

BEDROOM THREE

7'5 x 6'6

Central heating radiator and a window to the front.

BATHROOM

Modern four piece bathroom suite comprising; corner jacuzzi bath, corner shower cubicle with rainfall shower & hand held shower, sink set in a vanity unit & low flush WC, centrally heated towel rail & a window to the rear.

EXTERIOR

To the front of the property are large double gates leading to a long tarmac driveway with parking for multiple vehicles (approx 6), decorative lawn with flower borders and a seating area near the front door. The driveway leads down the side of the property to a larger than average double garage with power & light. There is an enclosed paved rear garden with walled boundaries and steps straight into the sun room/ dining area. To the side of the house is a larger than average double garage.

POTENTIAL TO EXTEND

This property has so much potential to expand in various ways, subject to planning consent from the council. As it is set on a large plot, there could be potential to extend the property further to the side with a double storey extension. There is also the possibility of extending into the loft to provide a further

en-suite bedroom. The garage is larger than the average double garage, therefore also has the potential to be converted into further accommodation such as an annex/ granny flat. You would need to seek the relevant approval from the council as the current vendors do not have any such permissions in place.

PREMIUM CONVEYANCING

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







Directions

Viewings

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

EPC Rating:

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