



842B Thornton Road, Thornton, Bradford, BD13 3QB

£425,000

- NEW BUILD FOUR BEDROOM DETACHED
- UNDER FLOOR HEATING THROUGHOUT
- GATED DEVELOPMENT WITH ELECTRIC GATE
- PRIVATE PARKING
- CLOSE TO VILLAGE AMENITIES
- NEARING COMPLETION
- ELEVATED POSITION WITH OPEN VIEWS
- RESIN DRIVEWAY
- OUTDOOR SPACE FRONT & REAR
- HIGH SPECIFICATION

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**** COMING SOON ** NEW BUILD FOUR BEDROOM DETACHED ** GATED DEVELOPMENT ** HI-SPEC FIXTURES AND FITTINGS ** GARDENS & DRIVEWAY **** 842b Thornton Road forms part of an impressive gated development of just three detached properties in an enviable position in Thornton. Accessed via electric gates on to a private driveway and boasting a luxury fitted kitchen with integrated appliances, hi-spec bathroom suites, ground floor office, underfloor heating throughout and well proportioned landscaped gardens including a raised patio to the front and a superb private rear garden. This spacious property is nearing completion..... get in early and choose your own kitchen, decor, flooring and resin drive colour! Arrange your viewing ASAP on 01274 884040.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

LOUNGE

17'0" x 9'10"

KITCHEN-DINER

26'2" x 13'1"

UTILITY ROOM

7'6" x 4'11"

SHOWER ROOM

7'6" x 4'11"

OFFICE / STUDY

7'6" x 6'6"

FIRST FLOOR

BEDROOM ONE

11'9" x 11'1"

ENSUITE

BEDROOM TWO

11'9" x 11'1"

BEDROOM THREE

11'1" x 10'5"

BEDROOM FOUR

9'10" x 9'10"

FAMILY BATHROOM

EXTERNAL

Private parking, plus gardens front and rear.

GATED DEVELOPMENT

This small select development includes:

842 Thornton Road - A large five-six bedroom detached @ £550,000

842a Thornton Road - A three bedroom detached @ £375,000

842b Thornton Road - A four bedroom detached @ £425,000

ENERGY PERFORMANCE CERTIFICATE TO FOLLOW



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 | |

