



Malt Kiln Farm Malt Kiln Lane, Thornton, Bradford, West Yorkshire, BD13 3SX

Offers Over £650,000

HAMILTON BOWER are pleased to offer for sale this well-presented and substantial FIVE BEDROOM LINK-DETACHED FAMILY HOME with a large plot located in an idyllic rural setting in Bradford - BD13. Set over four floors including four double bedrooms with fitted wardrobes and three bathrooms, an expansive plot with patio and attached paddock/land, and set within a private development with far-reaching views over the neighbouring farmland, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising;

Ground floor - entrance porch, entrance hall, dining kitchen, living room, home office. Lower ground floor - utility room. First floor - lounge, primary bedroom with en-suite, bedroom. Second floor - three double bedrooms with fitted wardrobes, two bathrooms. Externally the property has a terrace/patio with double doors out from the kitchen, a resin driveway with electric gates offering parking for six+ cars, a detached double garage with electric door and power supply, surrounding uplights for the property, a full CCTV camera system and finally a substantial paddock with gated entrance. The property benefits from under-floor heating to the ground floor, Miele appliances (kitchen/utility), Villeroy & Boch bathroom fittings, BOSE sound system (three reception rooms), LPG heating and double glazing throughout.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

The property benefits from under-floor heating to the ground floor covering both reception rooms and hallway.

Entrance



Entrance through wide-front door into the entrance porch - with stone floor, ample room for coats and shoes and entry to hallway via glass-panelled double doors.

The entrance hall to the first floor is fitted with motion detected stair lighting for the wooden staircase with stair runner.

Dining Kitchen



The hub of this family home, spacious open-plan dining kitchen with dual-aspect and double doors to the patio.

The dining area has wood flooring and seats a large family dining table, with the kitchen and breakfast bar which seats three being tiled.

The kitchen is fitted with a good range of matching units with complementary worktops and glass splashbacks.

Integrated MIELE appliances - tower-unit oven/grill & microwave oven, induction hob with overhead extractor, large fridge, freezer, dishwasher, sink with drainer.

Also fitted is a full BOSE sound system and under-floor heating to the entirety of the dining kitchen.

The utility room (lower ground floor) offers further space for appliances and kitchen overflow.

Living Room



Living room leading off the entrance hall with staircase down to the lower ground floor utility room.

The living room has hard-wood flooring, a BOSE sound system, a central fireplace and ample room for a two/three-piece suite.

Home Office



Ground floor home office leading off the entrance hall with dual-aspect to the front and side.

Offering ideal space for a desk and office furniture, but if preferable could serve as a single bedroom.

WC

Ground floor WC with wash basin sitting centrally between the dining kitchen and living room.

LOWER GROUND FLOOR

Utility Room



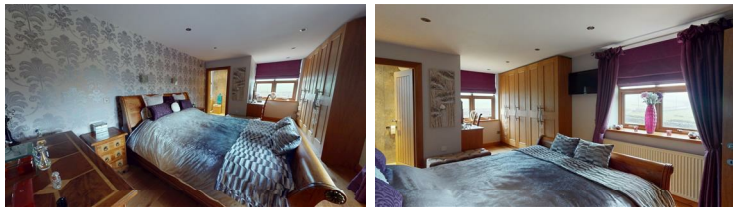
Lower ground floor utility room with access via the living room wooden staircase with glass balustrade.

The utility room offers a range of MIELE units, with power/plumbing for further appliances.

FIRST FLOOR



Primary Bedroom



Generous primary bedroom to the first floor with dual-aspect view and accompanying en-suite.

The primary has hard-wood flooring, space for a large bed with side tables, dressing table and fitted full-length wardrobes.

En-Suite



En-suite shower room/wet room with Villeroy & Boch fittings - walk-in shower, wc, wash basin and rain shower.

Lounge



First floor lounge offering generous space with hard-wood flooring and dual-aspect view to the front and side.

The lounge has a BOSE sound system, feature electric fireplace and ample room for a two/three-piece suite.

Bedroom



First floor single bedroom with a view to the side of the property.

Ideal for a child's bedroom, home office or as a dressing room for the primary bedroom.

SECOND FLOOR

Bedroom



One of three second floor double bedrooms, all containing fitted wardrobes, hard-wood flooring, velux windows and eaves storage.

Bedroom



One of three second floor double bedrooms, all containing fitted wardrobes, hard-wood flooring, velux windows and eaves storage.

Bedroom



One of three second floor double bedrooms, all containing fitted wardrobes, hard-wood flooring, velux windows and eaves storage.

Shower Room



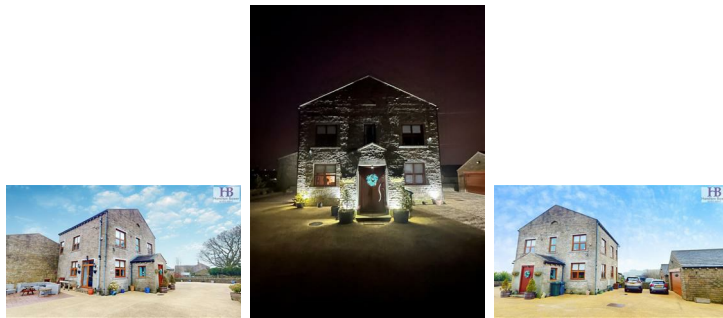
Shower room to the second floor with tiled walls and floor. Fitted with a matching Villeroy & Boch three-piece suite - corner shower, wc, wash basin and towel rail.

Bathroom

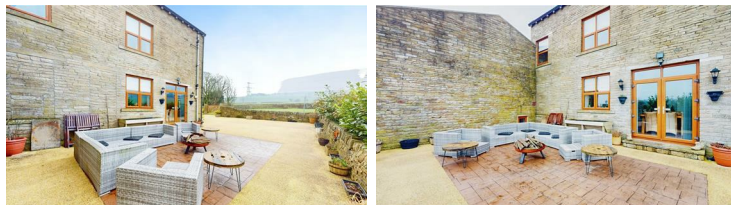


Bathroom to the second floor with tiled floor and velux window. Fitted with a matching Villeroy & Boch three-piece suite - bath, wc, wash basin and towel rail.

EXTERNAL



Terrace / Patio



Generous paved patio with resin surround to the side of the property with access from the dining kitchen double doors. Ideal for this family home with a great view over the neighbouring farmland and ample room for a large outdoor suite.

Land / Paddock



Land/Paddock to the front/side of the property with a gated entrance from the patio.

Measuring 1/3 of an acre, with boundary dry-stone walls and turfed in its entirety.

Offering potential for an annexe (STPC), a paddock/arena or just to be used as a generous garden for this family home.

Driveway / Garage



Double detached garage to the side of the property with electric door and power supply.

The garage offers ideal storage space for this family home, or if preferable two extra parking spaces.

With a double gated entrance to the resin driveway, in total the property offers comfortable parking for a minimum of six cars.

PLOT



Drone & Night photos showing the plot with attached land in its entirety.

