



THISTLE HOUSE RYEFIELD LANE, BRADLEY,  
KEIGHLEY, BD20 9FS

£895,000



Welcome to Thistle House, a stunning new build property located on the serene Ryefield Lane in the charming village of Bradley. This impressive detached house offers a perfect blend of modern living and spacious comfort, making it an ideal family home.

As you step inside, you will be greeted by two generous reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in.

Thistle House boasts six well-proportioned bedrooms, ensuring that there is plenty of room for everyone. Each bedroom is designed with comfort in mind, offering a peaceful retreat at the end of the day. The property also features three stylish bathrooms, providing convenience and privacy for all residents.

One of the standout features of this property is the ample parking space available for up to four vehicles, making it easy for you and your guests to come and go with ease.

Situated in a desirable location, Thistle House is surrounded by the natural beauty of the countryside while still being within easy reach of local amenities. This home is perfect for those seeking a tranquil lifestyle without sacrificing modern conveniences.

In summary, Thistle House is a remarkable new build that offers spacious living, modern design, and a fantastic location. This property is not to be missed, so arrange a viewing today to experience all that it has to offer.

|                                |                               |
|--------------------------------|-------------------------------|
| Ground Floor                   | Landing                       |
| Entrance Porch<br>6'11 x 4'8   | Bedroom One<br>13'7 x 11'8    |
| Hallway                        | Ensuite                       |
| WC                             | Bedroom Two<br>12'4 x 10'2    |
| Study<br>10'1 x 9'9            | Ensuite                       |
| Living Room<br>16'0 x 13'5     | Bedroom Three<br>10'11 x 10'8 |
| Dining Kitchen<br>31'11 x 10'8 | Bedroom Four<br>10'0 x 8'4    |
| Sun Room<br>16'4 x 10'3        | Second Floor                  |
| Utility Room<br>10'1 x 5'9     | Bedroom Five<br>17'7 x 15'11  |
| Garage<br>19'4 x 10'6          | Bedroom Six<br>15'11 x 10'3   |
| First Floor                    | Garden                        |



#### Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

#### Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

#### Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

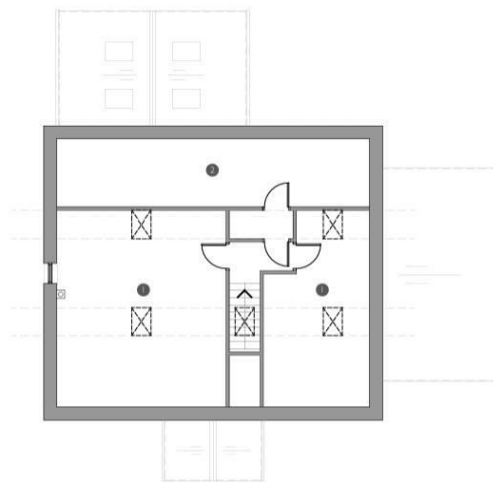




Ground Floor Plan



First Floor Plan



Second Floor Plan

Council Tax Band

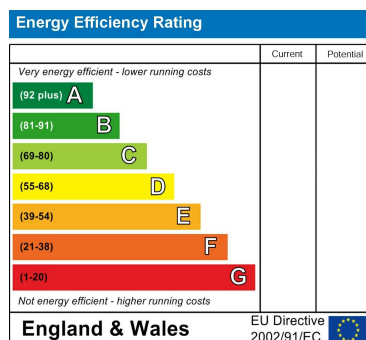
Call us on

**01756 799163**

**sales@carlingjones.co.uk**

**<https://carlingjones.co.uk/>**

Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

