Sugdens
Sales & Lettings



Cliffe Lane, Thornton

£549,950

* * DETACHED * * FOUR/FIVE BEDROOMS * * TWO RECEPTION ROOMS * * IMMACULATE * *
* * FAR REACHING VIEWS * * GATED DRIVEWAY * * DETACHED GARAGE * * GARDENS * *

Perfect for a young and growing family, this stunning individually built four/five-bedroom detached home enjoys a superb semi-rural setting with breath-taking far-reaching views. Beautifully modernised throughout by the current owners, the property offers spacious, versatile accommodation finished to a high standard and ready to move straight into. Ideally positioned close to Thornton Village, with its excellent range of local shops, schools, amenities and transport links, the home perfectly combines open aspect with everyday convenience. Highlights include a stylish modern kitchen, two contemporary bathrooms, a feature media wall and a double detached garage.

The well-planned accommodation briefly comprises an inviting entrance hallway, cloakroom/WC, spacious lounge, dining room, modern kitchen, utility room, a ground floor bedroom and a study, ideal for home working or family needs. To the first floor are three further bedrooms, including a superb principal bedroom with en-suite facilities, together with a modern four-piece family bathroom.

Externally, the property continues to impress with generous gardens featuring lawned and patio areas, perfect for children's play, family gatherings and outdoor entertaining. A gated driveway provides ample off-road parking and leads to the double detached garage, while the elevated position takes full advantage of the outstanding open views.

A wonderful family home offering space, style and a sought-after location.











Entrance Hall
Feature radiator.

W/C
Modern two piece suite comprising low flush wc, pedestal wash basin and tiled floor.

Lounge
20'3" x 14'9" (6.17m" x 4.50m")
Media wall unit with living flame gas fire set on granite hearth and french door leading to rear garden.

Dining Room
11'9" x 10'0" (3.58m" x 3.05m")
Radiator.

Breakfast Kitchen
14'8" x 10'0" (4.47m" x 3.05m")
Modern fitted kitchen having a range of wall and base units incorporating quartz worktops, composite sink unit, integrated dishwasher, double oven & hob with extractor, breakfast bar, tiled floor and radiator.

Utility
9'7" x 6'6" (2.92m" x 1.98m")
Incorporating base units, tiled floor, radiator and composite door leading to rear.

Bedroom Three
12'1" x 8'2" (3.68m" x 2.49m")
Radiator.

Study
12'0" x 5'8" (3.66m" x 1.73m")
Radiator.

First Floor Landing
Velux window.

Bedroom One
19'3" x 14'3" (5.87m" x 4.34m")
Radiator and velux window with far reaching views.

En Suite
Modern three piece suite comprising shower cubicle, low flush wc, sink unit, radiator, tiled wall and floor.











Bedroom Two
14'9" x 9'5" (4.50m" x 2.87m")
Radiator and velux window.

Bedroom Four
14'9" x 9'6" (4.50m" x 2.90m")
Radiator and velux window.

Bathroom
Modern four piece suite comprising free standing bath, walk in shower, wash basin, low flush wc, tiled walls, tiled floor, radiator and velux window.

Exterior
Good sized plot with garden to four sides, lawn and patio, far reaching views and a gated driveway leading to a detached garage.

Council Tax Band
F

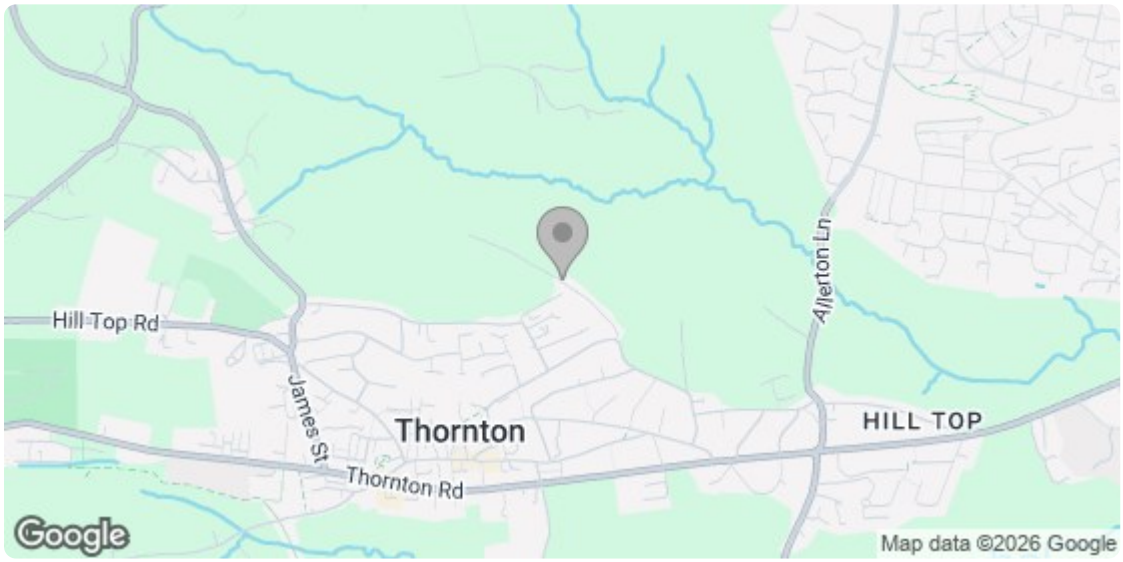
Tenure
FREEHOLD.

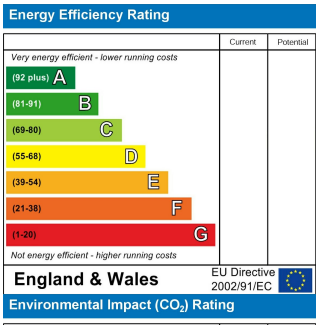












Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove
The Property Ombudsman
Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915
DPS The Deposit Protection Service