



**Back Lane, Thornton BRADFORD BD13 3QU**

**welcome to**

**Back Lane, Thornton BRADFORD**

A great size seven bedroom detached property located in Thornton, benefits from three ensuites and extra toilets, conservatory, utility room and ample parking.



### **Entrance Porch**

To the front providing access into the entrance hall.

### **Hallway**

Provides access to the first floor staircase and all downstairs rooms.

### **Lounge**

16' 6" x 16' ( 5.03m x 4.88m )

With windows to the side and rear, feature fire place, gas central heating radiator and patio doors providing access into the conservatory.

### **Dining Room**

16' x 12' 3" ( 4.88m x 3.73m )

With patio doors providing access into the conservatory and gas central heating radiator.

### **Kitchen**

15' 9" x 12' 3" ( 4.80m x 3.73m )

Modern fitted kitchen with a wealth of base and wall units incorporating sink and drainer with work surfaces. Built in eye level oven and induction hob. With window to the front and door access to the side of the property.

### **Utility**

8' 10" x 8' 6" ( 2.69m x 2.59m )

With base units incorporating stainless steel sink and drainer, house boiler and windows to the front and side.

### **Shower Room**

Located next to the utility room with shower cubicle, wash hand basin and WC.

### **Sun Room**

15' 6" x 9' 3" ( 4.72m x 2.82m )

Great size sun room with patio doors leading into both the lounge and dining room.

### **Bedroom One**

12' 6" x 10' 3" plus door recess ( 3.81m x 3.12m plus door recess )

Located on the first floor with window to the front,

gas central heating radiator and provides access to the ensuite.

### **Ensuite One**

Three piece suite comprises shower cubicle, wash hand basin and WC.

### **Bedroom Two**

12' 6" x 11' ( 3.81m x 3.35m )

With window to the rear and gas central heating radiator.

### **Ensuite Two**

Three piece suite comprises shower cubicle, wash hand basin and WC.

### **Bedroom Three**

15' 9" x 8' 6" plus wardrobe ( 4.80m x 2.59m plus wardrobe )

Located on the first floor with window to the front, gas central heating radiator and built in wardrobes.

### **Ensuite Three**

Three piece suite comprises shower cubicle, wash hand basin and WC.

### **Bedroom Four**

16' x 8' 6" ( 4.88m x 2.59m )

Located on the first floor with window to the rear and gas central heating radiator.

### **Bathroom**

Four piece suite comprises panel bath, shower cubicle, wash hand basin and WC with window to the rear.

### **Bedroom Five**

19' 3" x 12' 3" ( 5.87m x 3.73m )

Located on the second floor with window to the front and rear with gas central heating radiator.

### **Bedroom Six**

10' 3" x 9' 3" ( 3.12m x 2.82m )

Located on the second floor with window to the front and gas central heating radiator.

### **Bedroom Seven**

8' 9" x 8' 3" ( 2.67m x 2.51m )

Located on the second floor with window to the rear and gas central radiator.

### **W C**

Located on the second floor with low level WC, wash hand basin and window to the rear.

### **Outside**

With garden to the front offering ample parking leading to rear garden that can add additional parking.



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## Back Lane, Thornton BRADFORD

- Seven Bedroom Detached
- Three Ensuites
- Conservatory & Utility Room
- 18 Solar Panels & battery storage
- Electric Charging Point

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

# £425,000



Please note the marker reflects the postcode not the actual property

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