Sugdens
Sales & Lettings



School Ridge, Upper Heights Road, Thornton,

Offers In Excess Of £170,000

* COTTAGE * SEMI-RURAL LOCATION * TWO BEDROOMS * FAR-REACHING VIEWS *
* SOUGHT AFTER LOCATION * GRADE II LISTED * IDEAL STARTER HOME *

Nestled just off Upper Heights Lane in Thornton, this beautifully presented two bedroom cottage occupies an enviable semi-rural position, enjoying far-reaching panoramic views across the valley.

Recently renovated throughout to a high standard, the property seamlessly combines countryside charm with modern living.

The accommodation briefly comprises entrance hall with a stylish composite entrance door and herringbone LVT flooring flowing throughout the ground floor, a bright lounge featuring new sash windows and an attractive media wall, and an open-plan kitchen fitted with integrated appliances and granite worktops.

To the first floor are two generous bedrooms, a contemporary bathroom with sash window, and a landing with useful storage space.

Externally, the property benefits from a charming cottage-style front garden and uninterrupted views over surrounding farmland.

Ideally situated just one mile from Thornton village, where a range of local amenities, excellent transport links and a selection of pubs, bars and restaurants can be found.

A truly delightful country cottage in a sought-after location!

Early viewing is highly recommended.







Entrance Vestibule
With radiator.

Open Plan Lounge/Kitchen
17'6" x 16'3" (5.33m x 4.95m)
Modern fitted kitchen area having a range of wall and base units incorporating sink unit, oven, hob, extractor fan, integrated fridge/freezer, microwave, dishwasher, plumbing for auto washer, sash window.
The lounge area has a media wall unit, electric fire, ceiling beam, radiator and sash window.



Cellar
Useful storage.



First Floor
Useful storage cupboard.

Bedroom One
11'8" x 10'4" (3.56m x 3.15m)
With radiator, double glazed window offering far-reaching views.

Bedroom Two
11'2" x 7' (3.40m x 2.13m)
With double glazed window and radiator. Access to loft via a pull down ladder.



Bathroom
Modern three piece suite comprising panelled bath with thermostatic shower over, low suite wc, vanity sink unit, towel radiator, double glazed window and extractor fan.

Exterior
To the outside there is a lawned garden to the front with open views.



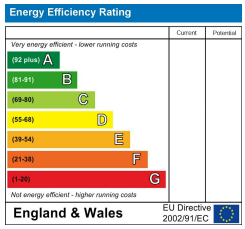
Directions
From our office on Queensbury High Street head toward Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page, continue to follow A644 for 2.1 miles, turn right onto Well Heads, left onto Half Acre Rd, continue onto Back Heights Rd, right onto Upper Heights Rd, right onto School Ridge.

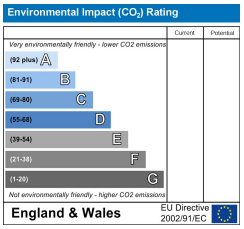
TENURE
FREEHOLD

Council Tax Band
B / Bradford



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