



6 Heathcliff Mews, Thornton, Bradford, BD13 3HY

£295,000

- DELIGHTFUL FOUR BEDROOM TOWN HOUSE
- SET OVER FOUR SPACIOUS LEVELS
- CUL-DE-SAC LOCATION
- LARGE 28' DINING KITCHEN
- IMPRESSIVE KITCHEN & UTILITY
- SUPERBLY PRESENTED THROUGHOUT
- DISTANT RURAL VIEWS
- OPPOSITE SAPGATE GARDENS
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & TWO BATHROOMS

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**** STUNNING MODERN TOWNHOUSE ** SET OVER FOUR LEVELS ** FOUR DOUBLE BEDROOMS ** TWO BATHROOMS ** RURAL VIEWS ** 28' DINING-KITCHEN **** Bronte Estates are delighted to offer for sale this most impressive family home, offering over 1600 sq. ft. of superbly presented living space across four floors. To the ground floor is a vast 28' dining kitchen, utility room and a ground floor WC. To the first floor is the main living room, plus a second sitting room with French doors to the rear garden. To the second floor is the master bedroom with en-suite, family bathroom and a bedroom. To the third floor are a further two double bedrooms. The property sits in a super location next to the popular Sapgate Gardens and enjoys panoramic open views across the valley. Early viewing is advised.



Council Tax Band: C



Ground Floor

Entrance Hall

Stairs lead off to the first floor, central heating radiator, grey wood effect laminate flooring that flows through to the kitchen.

Dining - Kitchen

28'10" x 11'9"

A truly exceptional dining-kitchen! Enjoying a large dining area with wall TV point, central heating radiator and a ground floor WC. The recently fitted kitchen has a fantastic range of quality base and wall cabinets with Quartz work surfaces over and a range of integrated appliances including two electric ovens, five ring gas hob with extractor and a dishwasher. The well fitted kitchen includes pan drawers, larder units, concealed waste bin, inset stainless steel sink with pot-washer tap and an opening to a large utility room.

Utility / Pantry

Fitted with matching floor to ceiling cabinets providing a large amount of additional storage and space for an American style fridge-freezer. Coat hooks, space for shoes and further storage.

WC

A handy ground floor WC with a pedestal hand wash basin.

First Floor

Landing area with access to both reception rooms and a useful storage cupboard.

Lounge

17'0" x 15'1"

A well proportioned living room with an impressive modern media wall, back-lit with LED lighting and including a wall TV point, display shelving and a rectangular electric flame effect fire. Windows to the front elevation enjoying the open views and a central heating radiator.

Sitting Room / Play Room

11'9" x 11'5"

French doors lead out to the rear garden, wall TV point and a central heating radiator. This room could easily be split to create a fifth bedroom, if required. Door to the rear garden and stairs to the second floor.

Second Floor

Doors to two bedrooms, bathroom and stairs to the third floor.

Master Bedroom

13'1" x 12'1"

Two windows to the front elevation, wall-to-wall fitted wardrobes with mirror sliding doors, wall TV point and a central heating radiator. Door to:

Ensuite

Shower cubicle with a rainfall shower and glass folding door, wall mounted washbasin and a low flush WC.

Bedroom Two

9'2" x 8'6"

Window to the rear elevation and a central heating radiator.

Family Bathroom

Large oval bath with centre taps, pedestal washbasin and a low flush WC. Tiled floor and a central heating radiator.

Third Floor

Storage cupboard and doors to bedrooms three and four.

Bedroom Three

12'1" x 11'5"

A light and spacious bedroom with three roof windows with integrated blinds and a central heating radiator.

Bedroom Four

12'1" x 9'10"

Another double bedroom. Roof window with integrated blind and a central heating radiator.

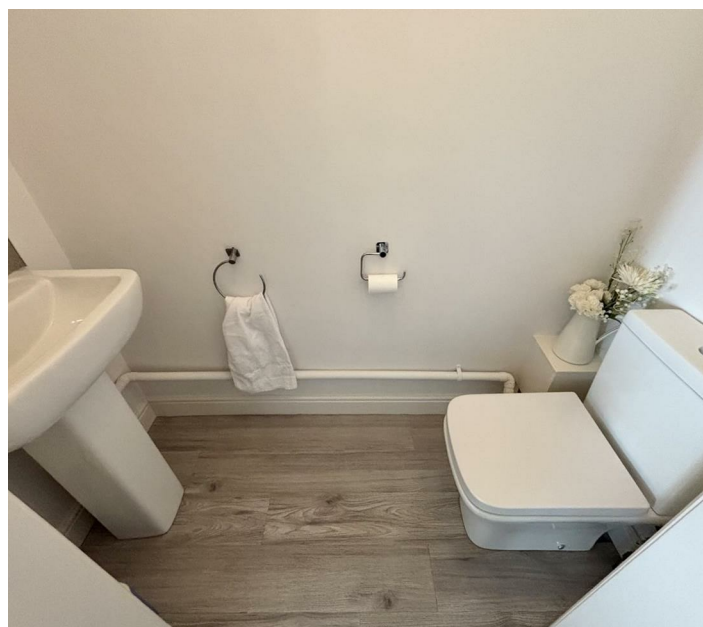
External

To the front of the property is off-road parking, electric car charge point, a small garden with artificial grass and a bin store area. To the rear is a private, fully enclosed garden space consisting of a decked patio with steps up to a further seating area with a glass balustrade, artificial grass and a fenced boundary.

Location

Nestled in a small cul-de-sac of similar properties, just a stones throw from the Bronte

birthplace and amenities in Thornton Village. Opposite the properties is Sapgate Gardens which is a delightful community lead garden space with a variety of planting, sitting areas, shrubs, walkways and vegetable beds. Thornton Primary School and Beckfoot Thornton Secondary School are within easy reach and access to public transport.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

