



## Valentine Court, Thornton

**Offers Over £500,000**

\* EXTENDED DETACHED \* FIVE BEDROOMS \* FOUR BATH/SHOWER ROOMS \* OPEN VIEWS \*  
\* THREE RECEPTION ROOMS \* TWO WAY GARAGE \* SEMI-RURAL LOCATION \*  
\* MODERN/UPDATED FIXTURES & FITTINGS \* FANTASTIC FAMILY HOME \*

Occupying a private semi-rural location with open views across the valley, is this unique five bedroom extended detached house. The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and has been sympathetically updated and modernised throughout - with no expense spared!!!

The living accommodation has several reception rooms plus a stunning newly fitted open plan living/dining kitchen. Together with a conservatory, cloakroom/wc and utility room. To the first floor there are five bedrooms - three with en-suite facilities, together with a modern fitted house bathroom.

To the outside there is a private courtyard with a 'drive through' garage, gardens, outhouse and parking.

Internal viewing is a must!!!





### Reception Hall

With radiator.

### Cloakroom

With low suite wc, hand basin and towel radiator.

### Lounge

14'4" x 20'8" (4.37m x 6.30m)

With a coal effect electric fire in feature fireplace surround, two radiators.

### Conservatory

13'3" x 12'1" (4.04m x 3.68m)

With two radiators, French doors to rear garden, panoramic views across the valley.

### Dining Room

12' x 14'5" (3.66m x 4.39m)

With electric fire in ornate feature fireplace surround with tiled inset and hearth, French doors to conservatory, two radiators.

### Living/Dining Kitchen

19' x 19'5" (5.79m x 5.92m)

Modern living/dining kitchen having a range of wall and base units incorporating double oven & hob, integrated dishwasher, central island, two radiators.

### Utility

11'3" x 6'11" (3.43m x 2.11m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, part tiled walls, radiator and access to integral garage.

### Bedroom One

17'7" x 11'5" (5.36m x 3.48m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

Comprising shower cubicle, low suite wc, vanity sink unit, two towel radiators, built in linen cupboard.

### Bedroom Two

11'1" x 11' (3.38m x 3.35m)

With fitted wardrobes, drawers and dresser, radiator.

### Bedroom Three

11'7" x 13'5" (3.53m x 4.09m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

With three piece suite, tiled walls and towel radiator.

### Bedroom Four

9'2" x 8'10" (2.79m x 2.69m)

With radiator.

### Bedroom Five

14'9" x 9'8" (4.50m x 2.95m)

With built in mirror fronted wardrobes, Juliet balcony, radiator. En-Suite Shower Room;





#### En Suite Shower Room

Three piece suite, tiled walls, velux skylight, towel radiator.

#### Bathroom

Three piece modern white suite, tiled walls and towel radiator.

#### Exterior

To the outside there is a private drive accessed via gates to a block paved drive, stone outhouse and patio. There is a 'drive-through' garage and further parking to the rear with a lawned garden.

#### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644, after 2.3 miles turn right onto Well Heads, after 0.8 miles continue onto Hill Top Rd, after 0.7 miles turn left onto West Ln, right onto Back Ln, after 0.4 miles turn left towards Valentine Court, turn right onto Valentine Court.

#### TENURE

FREEHOLD

#### Council Tax Band

F



# Valentine Court, BD13

Approximate Gross Internal Area = 274.5 sq m / 2955 sq ft  
(Including Garage)

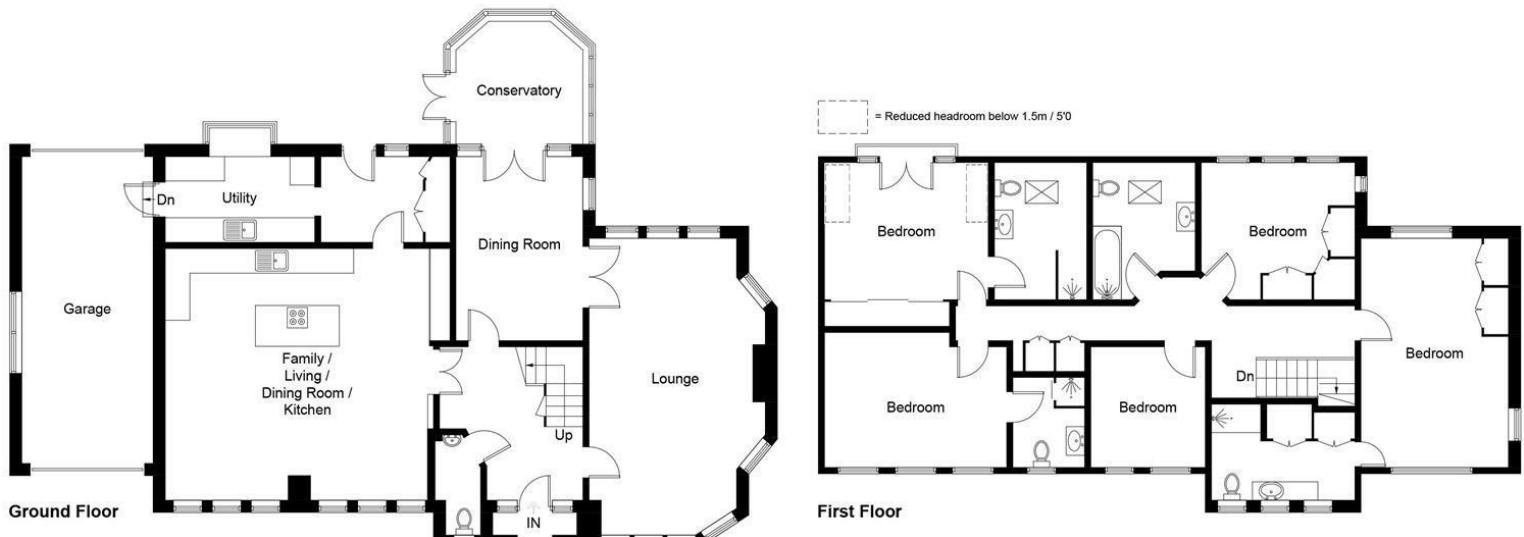
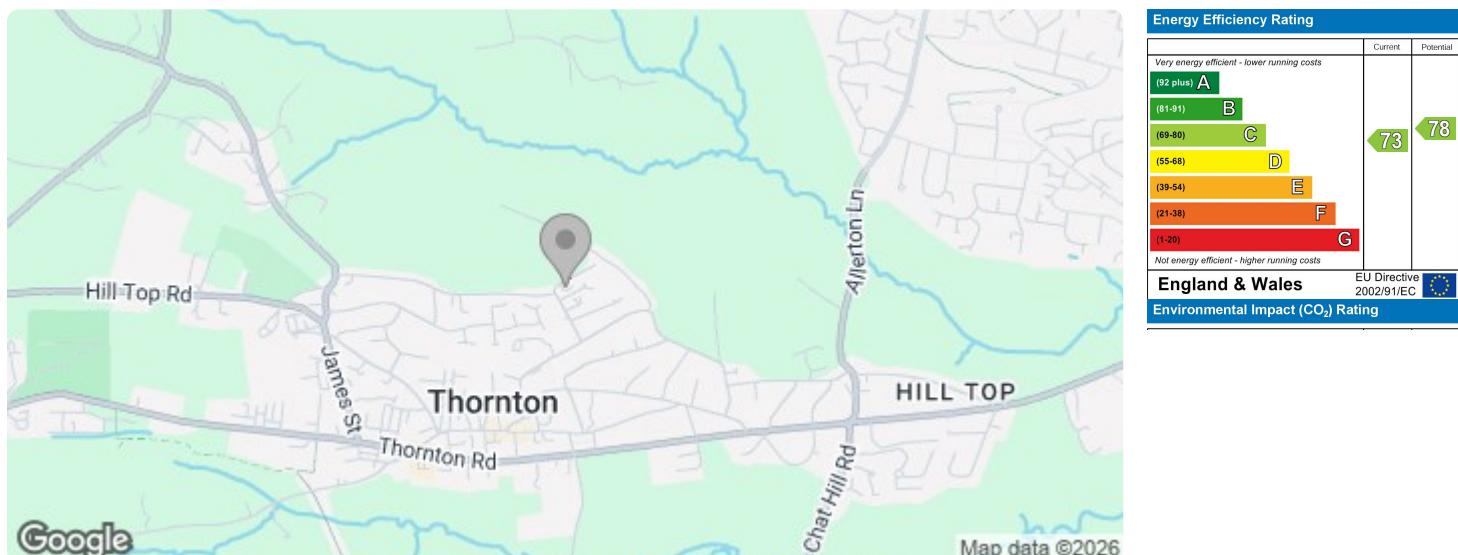


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1003868)



**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](mailto:idle@sugdensestates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensestates.co.uk](mailto:queensbury@sugdensestates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensestates.co.uk](mailto:cleckheaton@sugdensestates.co.uk)

website [www.sugdensestates.co.uk](http://www.sugdensestates.co.uk)