



## 5 Thorpe Grove, Thornton, Bradford, BD13 3BB

Offers Over £250,000

- EXTENDED THREE BEDROOM SEMI DETACHED
- DELIGHTFUL COUNTRYSIDE VIEWS
- LARGE CORNER PLOT
- LARGE SOUTH FACING REAR GARDEN
- BLOCK PAVED DRIVE
- TWO STOREY REAR EXTENSION
- GAS CENTRAL HEATING & UPVC DG
- DRIVE FOR SEVERAL CARS PLUS GARAGE
- 17' MASTER BEDROOM
- TWO RECEPTION ROOMS

# 5 Thorpe Grove, Bradford BD13 3BB

**\*\* EXTENDED THREE BEDROOM SEMI DETACHED \*\* LARGE CORNER PLOT \*\* POTENTIAL TO EXTEND FURTHER \*\* SUPERB OPEN VIEWS TO THE REAR \*\*** Bronte Estates are delighted to offer for sale this substantial semi detached property in Thornton, adjoining open fields to the rear with stunning rural views. Although the property already has a two storey rear extension, there is potential STPP to extend further to the side. Internally the property comprises of an entrance hall, lounge, dining room, kitchen, sun room and a rear porch. To the first floor is a large master bedroom, double bedroom and a single bedroom, plus a spacious family bathroom. With off-road parking to the front for three cars, a large garage and impressive south-facing gardens, we're sure this one will attract a lot of interest. Arrange your viewing ASAP.



Council Tax Band: C



### **Entrance Hall**

The front door opens in to a hallway with stairs off to the first floor, central heating radiator and a door to the lounge.

### **Lounge**

13'9 x 13'8

A well proportioned reception room with a window to the front elevation and an opening to the dining room. Feature stone fireplace with a living flame gas fire and a central heating radiator.

### **Dining Room**

8'2 x 7'9

Siding patio doors leading to the sun room, door to the kitchen and a central heating radiator.

### **Kitchen**

9'4 x 7'8

Fitted with a range of base and wall units, Corian work surfaces and splash-back wall tiling. Gas cooker point, plumbing for a washing machine and a stainless steel sink & drainer. There are windows to the side and rear elevations, a door to the porch and a useful pantry with a side window.

### **Sun Room**

8'9 x 4'11

A cosy additional seating area with sliding patio doors leading out to the rear garden, fitted shelving and a central heating radiator.

### **Rear Porch**

6'7 x 4'9

Window to the rear elevation, entrance door and a door into the kitchen.

### **First Floor**

Landing area with a window to the side elevation with superb open views, airing cupboard and access to the bedrooms and bathroom,

### **Bedroom One**

17'0 x 11'0 max

Fitted with a full suite of matching bedroom furniture including three double wardrobes, cupboards, drawers, dressing table and bedside cabinets. Window to the rear elevation making the most of the open views and a central heating radiator.

### **Bedroom Two**

11'1 x 10'9

Window to the front elevation, three double fitted wardrobes and a central heating radiator.

### **Bedroom Three**

6'9 x 6'0

Window to the front elevation fitted wardrobe and a central heating radiator.

### **Bathroom**

11'9 x 7'2

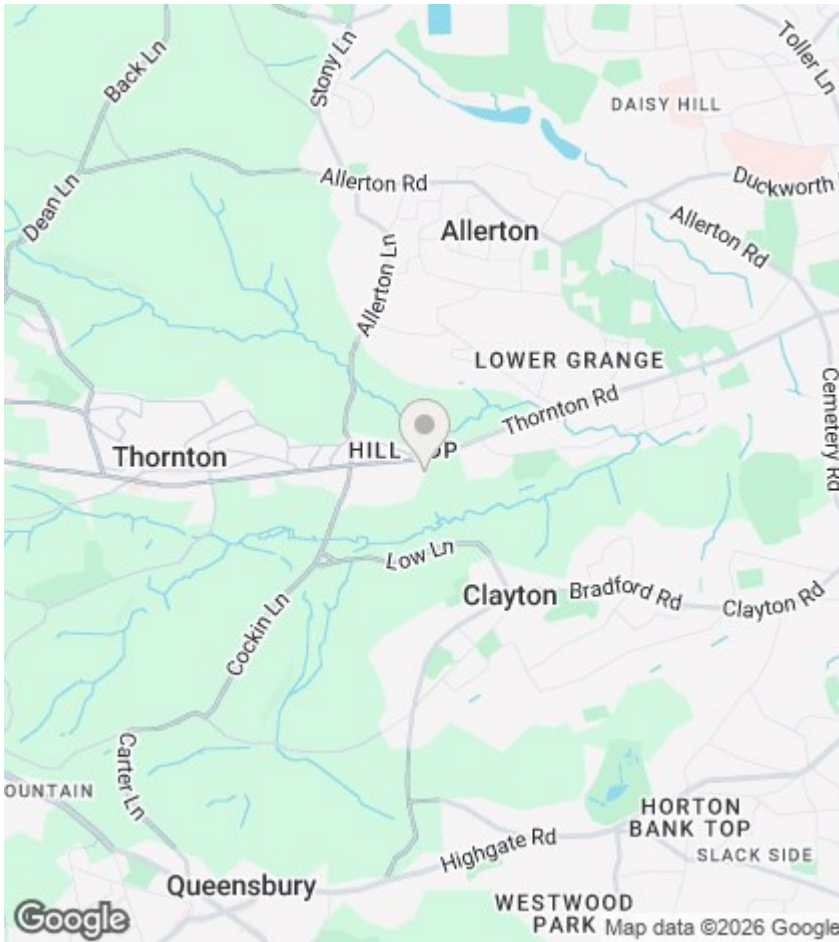
A well proportioned family bathroom comprising of a large walk-in shower enclosure with an electric shower, low flush WC and a pedestal washbasin. Fitted dressing table, central heating radiator and a window to the rear elevation.

### **External**

To the front of the property is off-road parking for three cars on a gated, block paved driveway. The block paving leads around the side of the house to form a large patio seating area, hardstanding, or further parking. At the top of the drive is a substantial single garage with power and light. The large rear garden adjoins open fields and enjoys the most stunning views. There are several lawned and patio areas, well-kept flowerbeds, greenhouse and a range of mature shrubs and plants. Stone wall boundary and a garden gate leading to a rear footpath.







## Directions

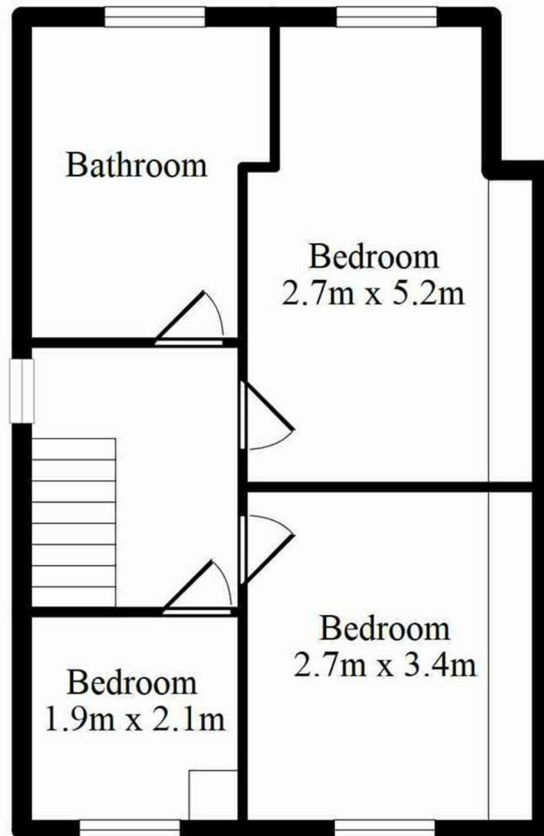
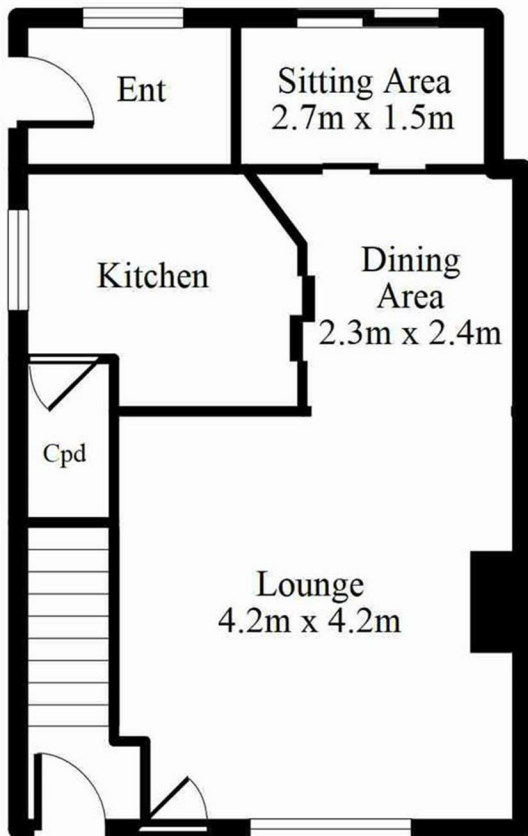
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2026