



## 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**

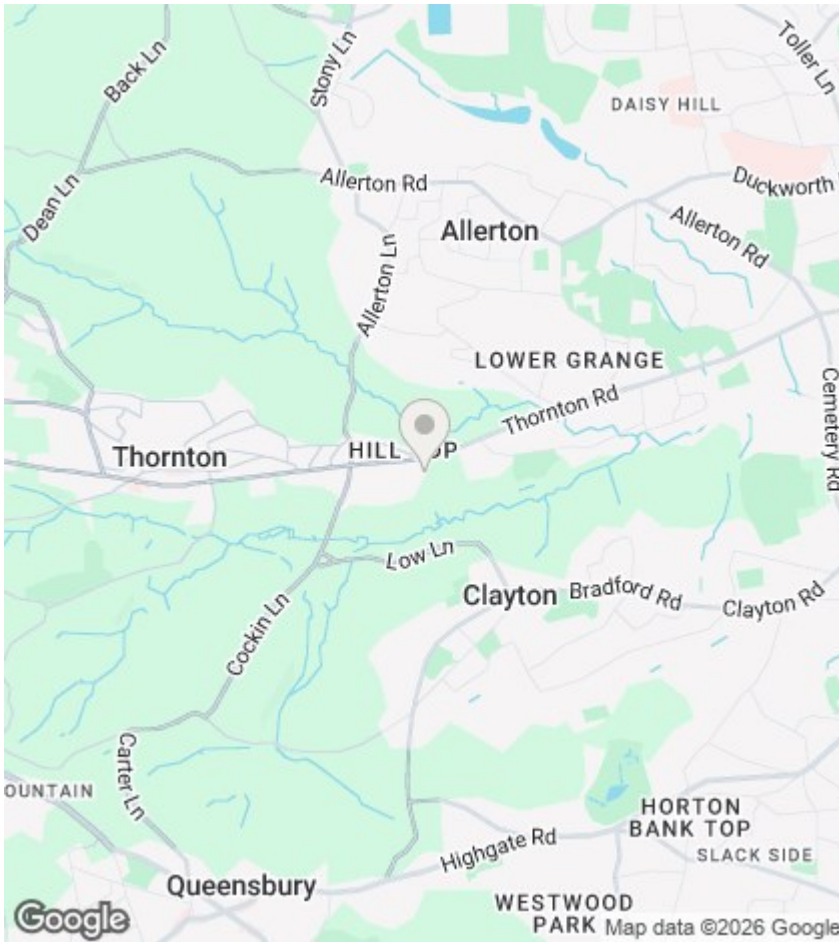
To the front of the property is off-road parking for three cars on a gated, block paved driveway. The block paving leads around the side of the house to form a large patio seating area, hardstanding, or further parking. At the top of the drive is a substantial single garage with power and light. The 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.

### **Please Note**

Energy Certificate & Floor Plan to follow.







## Directions

## Viewings

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

## EPC Rating:

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