

Charnock Bates

The Country, Period and Fine Home Specialist



3 Old School

23 James Street, Thornton, Bradford, BD13 3NR





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23 James Street
Thornton
Bradford
BD13 3NR

Guide price: £425,000



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Summary Description

Forming part of this small development of a former school, this four double bedroom character property retains a wealth of authentic features with a modern day twist. Being of deceptive proportions throughout with accommodation set over three floors and offering potential for a Granny flat to the lower level, this property has been lovingly designed by our current owners and incorporates premium materials such as Jerusalem stone flooring and Oak staircases.

The property briefly comprises of an entrance hall, breakfast kitchen, dining room, lounge, shower room and office to the ground floor. The lower ground floor comprises of a playroom and utility room. To the first floor there are four bedrooms, one with walk-in wardrobe and en-suite shower room, and a house bathroom. Location Thornton is a village on the outskirts of Bradford which is best known as being the birthplace of the Brontes, it is a sought after and convenient residential location, yet also remains close to superb open countryside. The property is within walking distance to a variety of amenities to include various shops, public houses, Primary School, cafe's, supermarket, library and pharmacy. A short drive away is Robertshaws farm shop. Golf course nearby. The property is approximately 4 miles away from the city of Bradford. Bus route nearby. Train Station is nearby Bradford provides access to the cities of Leeds, Manchester and direct access to London. Leeds Bradford Airport and Manchester International airport are accessible.



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General Information

A timber door provides access into a generous entrance hall that is complemented by premium Jerusalem tiled flooring and an open Oak balustrade staircase with matching Oak steps and made to measure gates that elevate to the first floor and lead down to the lower ground floor. A door leads into the breakfast kitchen that comprises of a range of wall, drawer and base units with Granite work surfaces, matching up-stands and a 1 1/2 sink. Complete with a central island providing space for stools, the Jerusalem tiled flooring continues in this stylish kitchen.

Double doors open to the dining room which benefits from a flue-less gas fire place and French doors leading out to the rear garden. Continuing through the property, a door leads to the generous 19ft x 19ft lounge that has been fitted with a Bose sound system and a flue-less gas fire. An upgraded and individual radiator provides adequate warmth to the room.

The third reception room is being used as a study by our current owners yet is ideally positioned to create a fifth ground floor bedroom, perfect for an occupier requiring a ground floor bedroom. Conveniently positioned next door to this room is a shower room that comprises of a low flush WC, pedestal wash hand basin and shower cubicle.



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The lower ground floor enjoys dual access from the front and rear and therefore has potential to be a self contained Granny flat. Currently fitted with a generous utility room that enjoys plentiful wall, drawer and base units, separate play room and lower landing that has been fitted with storage cupboards. Fitted with a Bose sound system.

From the first floor landing, access is provided to the four generous double bedrooms. The impressive master bedroom enjoys far reaching views from double Velux roof windows and features the original A framed ceiling beams, creating a modern bedroom with a contemporary twist. Having a walk-in-wardrobe complete with shelving, drawers and hanging space and providing access to the loft via ceiling hatch that is partly boarded for storage. Adjacent to the wardrobe is the en-suite shower room comprising of a low flush WC, floating wash hand basin and shower cubicle. Bedrooms two, three and four are all of similar proportions and each boast a perfectly positioned A framed ceiling beam. The house bathroom comprises of a three piece suite including a low flush WC, floating wash hand basin and inset bath into a tiled surround.





Externals

Double electric gates lead into the shared parking area. There is a double detached garage with remove control roller door. A gate leads to the front garden that is paved with Indian sandstone. The rear garden is accessed from the dining room and the vendor advises this is south facing. There is a composite decking area, artificial grassed lawn and a patio seating space. Complete with outside electrical sockets.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Bradford MBC

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold



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Directions

From Halifax proceed on the main A629 Keighley Road towards Denholme. At the traffic lights turn right onto Thornton Road (B6145) signed Bradford. Continue into Thornton Village taking a left turning onto James Street (turning before the Co-op). Proceed along James Street until reaching the entrance to the Old School on the left.

For satellite navigation: **BD13 3NR**

EPC Rating

EER Current ?? – Potential ??

EIR Current ?? – Potential ??

Local Information

Bradford	approx 5 miles
Halifax	approx 7 miles
Leeds	approx 19 miles

Nearest Stations

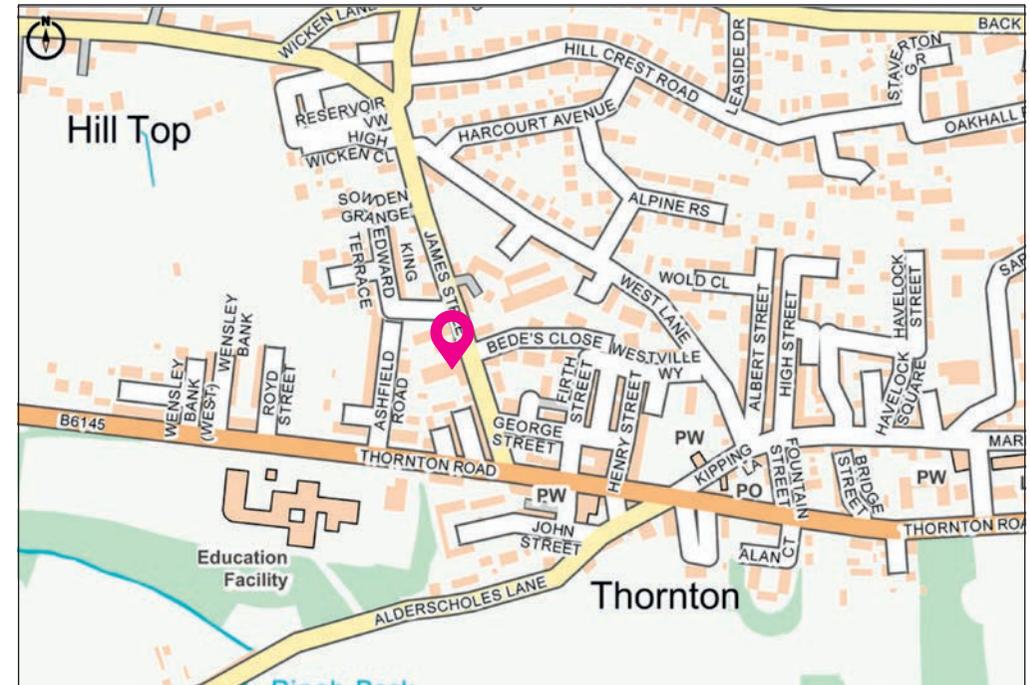
Bradford Interchange	4.7 miles
Halifax Train Station	7.3 miles
Brighouse Train Station	9.1 miles

Nearest Schools

Thornton Primary	0.11 miles
Foxhill Primary	1.24 miles
Beckfoot Thornton	1.34 miles
Dixons Allerton Academy	1.88 miles

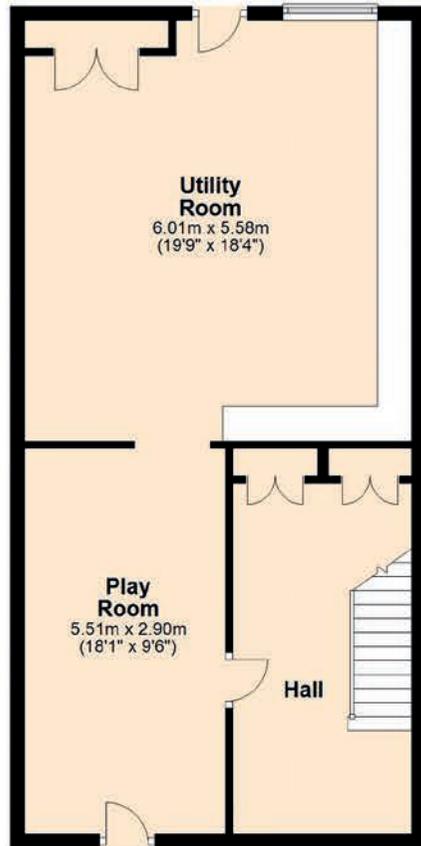
Motorway Network

M62, Junction 26	7.9 miles
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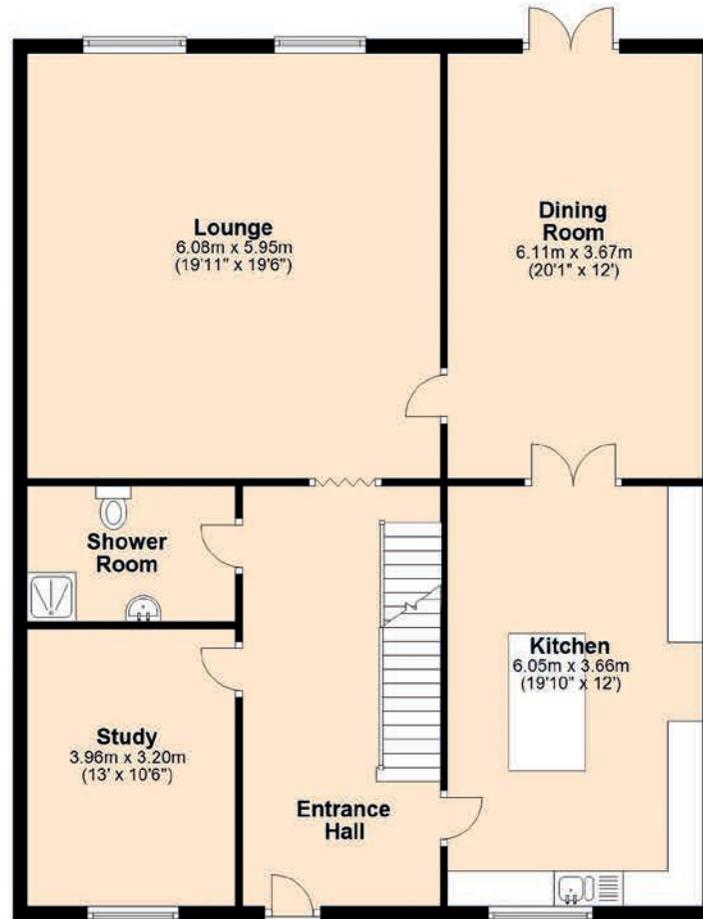


Floor Plans

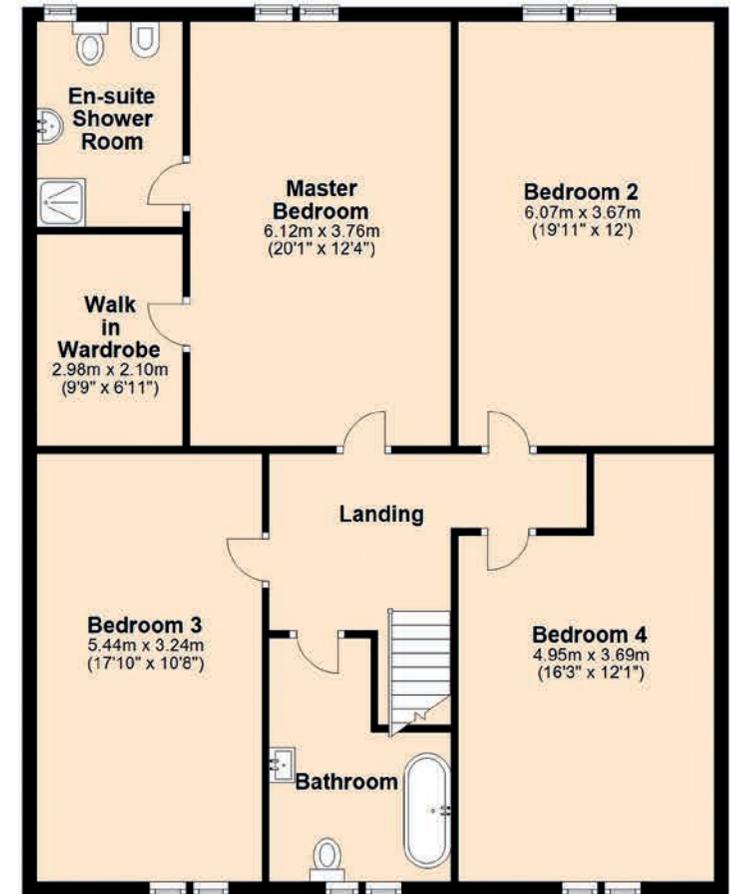
Basement



Ground Floor



First Floor



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