



## West Lane, Thornton

**£349,950**

- \* SEMI DETACHED \* THREE BEDROOMS + OCCASIONAL ROOM \* FAR REACHING VIEWS \*
- \* GARAGE \* CHARACTERFUL \* TWO RECEPTION ROOMS \* GARDENS \*
- \* CLOSE TO THORNTON VILLAGE \*

This charming three bedroom semi detached is ideally located for Thornton Village amenities, schools and shops. Retains many original features throughout and offers well proportioned living accommodation and would make an excellent purchase for a growing family.

Benefits from far reaching views, occasional room with potential to create a fourth bedroom (subject to any relevant planning consent/building regs), gas central heating, double glazing, bespoke kitchen units, four piece main bathroom suite - all immaculate and in-keeping with the property.

To the outside there are gardens and a detached garage.





### Entrance Hallway

Having a laminated wood floor, useful understairs storage, ceiling rose and radiator.

### Downstairs Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, tiled walls and floor, radiator and sash window.

### Lounge

16'11" x 5'4" (5.16m x 1.63m)

Having a living flame gas fire set in limestone fireplace, coving to ceiling & ceiling rose, window shutters, two radiators and double glazed window.

### Dining Room

15' x 14'9" (4.57m x 4.50m)

Having a cast wood burning stove set in a stone fireplace and chimney breast, tiled floor, spotlights, double glazed mullion window, radiator.

Useful under- stairs storage area.

### Kitchen

16' x 8' (4.88m x 2.44m)

Country style fitted kitchen with solid wood work tops, double Belfast style sink unit, tiled splashback, tiled floor, range style cooker, stone floor, exposed stonework, spotlights, double glazed window, plumbing for automatic washing machine and radiator.

### Cellar

Providing useful storage.

### First Floor Landing

Having an ornate stained glass feature sash window, ceiling rose, wood panelled and picture rail.

### Bedroom One

16'11" x 13'6" (5.16m x 4.11m)

Having a cast iron fireplace with marble inset and hearth, fitted wardrobes and drawers, coving to ceiling, radiator, double glazed windows enjoying far reaching views.

### Bedroom Two

11'8" x 8'5" (3.56m x 2.57m)

Having a window seat, radiator, double glazed window enjoying far reaching views.

### Bedroom Three

12' x 8' (3.66m x 2.44m)

With a stone fireplace surround, Carpeted flooring , radiator and double glazed window.





### Study / Occasional Room

11'5" x 6' (3.48m x 1.83m)

Having a radiator and double glazed window.

### Bathroom

Four piece suite comprising roll top bath, high flush wc, shower cubicle, pedestal wash basin, part tiled/part exposed stonework walls, tiled floor, ceiling beams, radiator and a double glazed window.

### Exterior

To the front there is a grass lawn garden and driveway leading to a detached garage. To the rear there is an enclosed garden with borders, mature shrubs, bushes and trees.

### Directions

From our office on Queensbury High Street head west on High St towards Russell St, turn right onto Chapel St, left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 1st exit onto Thornton Rd, take the sharp right onto Kipping Ln, turn left onto West Ln and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D



# West Lane, BD13

Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft

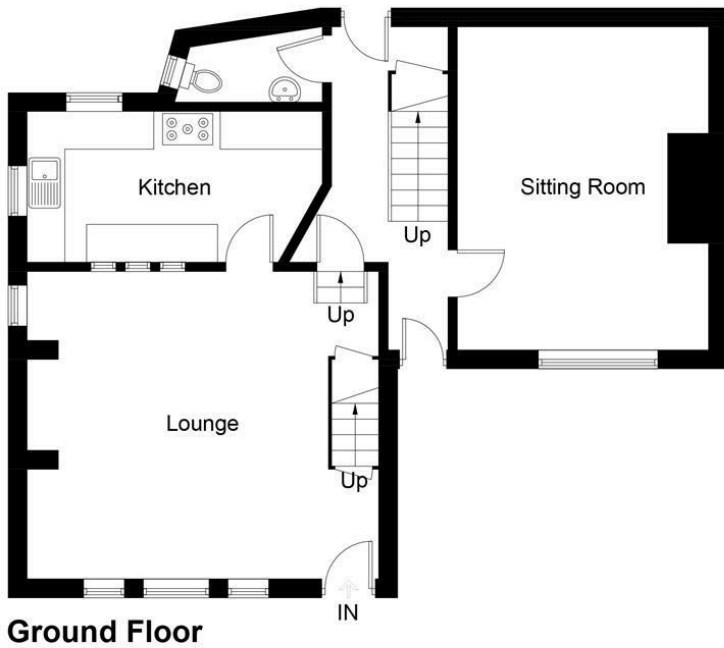


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264585)



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>	68	79
(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
Environmental Impact (CO <sub>2</sub> ) Rating		

**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.

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