



## 12 School Ridge, Upper Heights Road, Thornton, Bradford, West Yorkshire BD13 3RW

- Stunning double fronted detached home
- Gated driveway parking
- Viewings are absolutely essential to appreciate the exceptional quality of this home
- Refurbished to an impeccable standard with high quality fittings
- Three floors of accommodation
- Beautiful rural location on the outskirts of Thornton
- Gardens and balcony with glazed balustrade
- Spacious lower ground floor with utility room and w.c.

**£350,000 Freehold**





## 12 School Ridge, Upper Heights Road, Thornton, Bradford, West Yorkshire BD13 3RW

### DESCRIPTION

Having been the subject of comprehensive 'no expense spared' refurbishment in recent years, this stunning and characterful double fronted detached home enjoys a lovely rural setting on the edge of Thornton Village and provides three floors of impressive accommodation offering a good degree of flexibility, together with a delightful mix of both period features and contemporary, high quality fixtures and fittings, with particular note to the hand crafted bespoke kitchen which has been designed, supplied and fitted by Dovetail.

The property is fitted with a gas fired central heating system, uPVC double glazing and in brief comprises: Stone built entrance porch, entrance hall, spacious living room with feature exposed stone fireplace with inset living flame gas stove. The heart of the home is the stunning show piece dining kitchen which includes an impressive range of high quality solid wood units and doors, engineered oak flooring, granite working surfaces and a host of integrated high spec Neff appliances including two separate hide and slide ovens, dishwasher, larder fridge and wine cooler- the dining kitchen has uPVC sliding doors that lead to an adjoining balcony with glazed balustrade taking full advantage of the surroundings and impressive views.

The spacious lower ground floor currently provides a utility space, fitted storage facilities and a w.c - but could be suitable for other uses dependent upon requirements. There are sliding patio doors that provide access to the adjoining garden area.

At first floor level there is a landing space, two good sized double bedrooms, both with fitted storage / storage and a stunning bathroom finished with a period style suite comprising bath with shower over, pedestal wash hand basin and high suite w.c.

Externally, the property stands in a good sized plot with gated driveway, patio gardens and a useful stone outhouse. The property is set in a lovely position surrounded by open countryside yet handily placed for access to Thornton Village which offers an excellent range of amenities. The larger towns / cities of Bradford, Shipley and Halifax are all within comfortable driving distance.

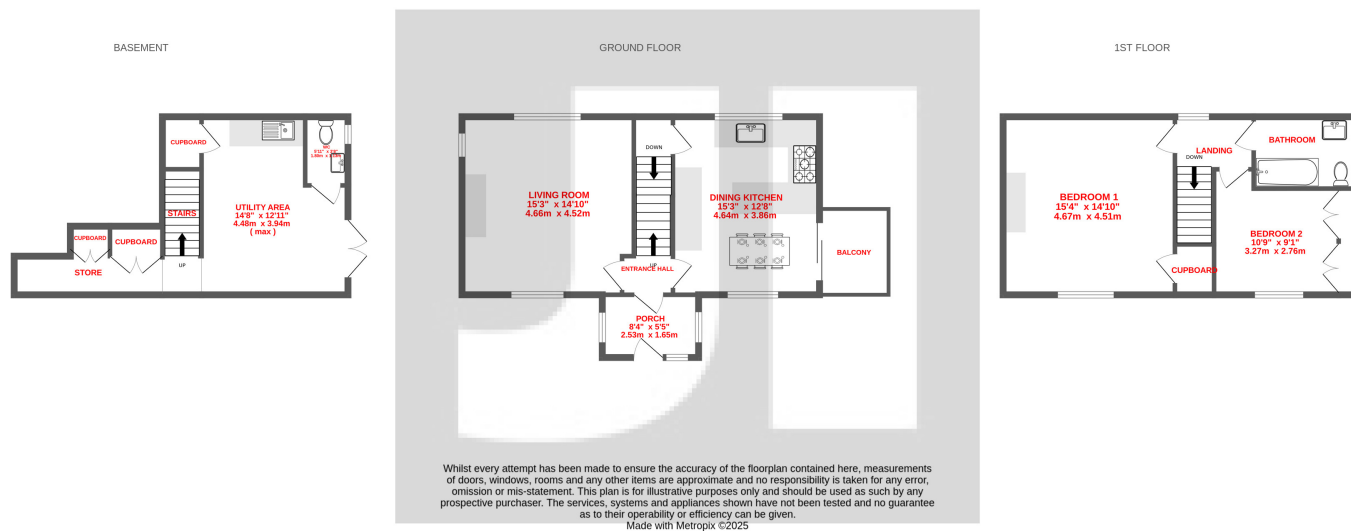
The property is being offered for sale with no onward chain and viewings are absolutely essential to fully appreciate the high specification finish to this most impressive stone built detached home.



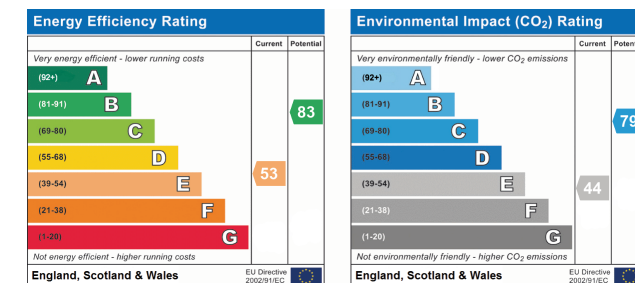








The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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## Opening Hours

Mon-Friday 9:00 - 17:30

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