



23 Havelock Square, Thornton, Bradford, BD13 3EZ

Exceptional detached home set in the heart of the Thornton village. Ideally located with ample amenities, pubs, restaurants and transport links within the village. This three bedroom house sits in an elevated position over the valley with ample garden and land around.

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Bradford 4 miles, Skipton 18 miles, Leeds 18 miles (all distances approximate)

Asking Price: £425,000

- Detached family home
- Close to an acre plot
- Three double bedrooms
- Two reception rooms
- Easily commutable to Leeds & Bradford
- Exceptional gardens



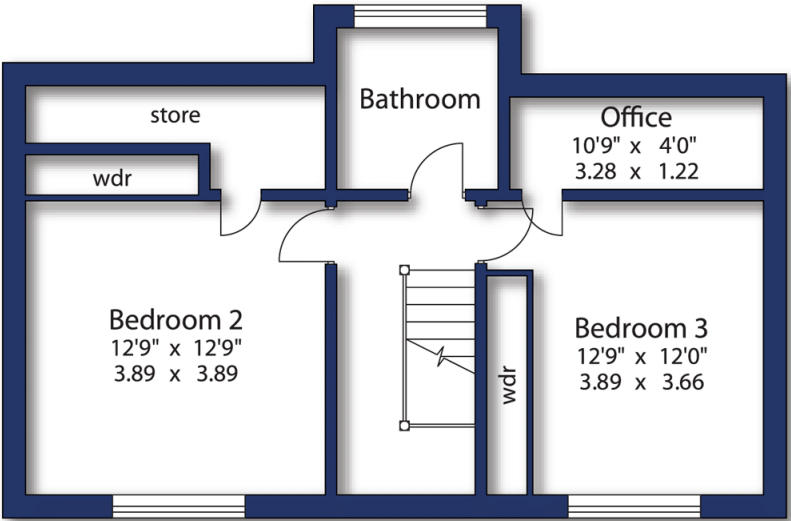
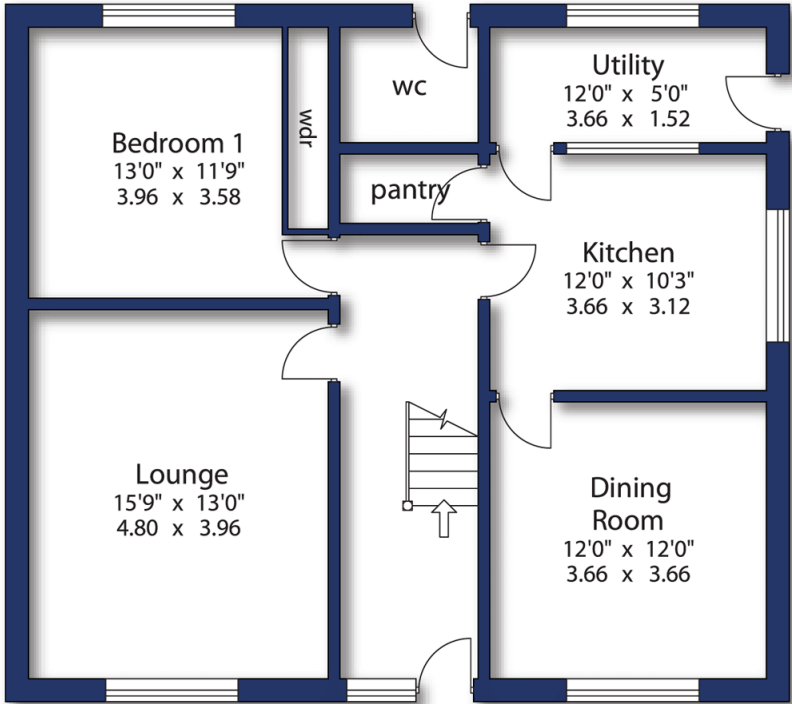
General remarks

A wonderful opportunity to buy this exceptional three bedroom detached home with ample external space, surprisingly located in the heart of Thornton village. The property has been well looked after and offers attractive and light living accommodation throughout with views over the valley. Its outstanding location is a stone's throw from the centre of the village within easy walking distance of a range of local amenities and excellent transport links. An early viewing is highly recommended in order to fully appreciate the size and location of this superb property and its surround gardens.

The property is accessed via a wide shared driveway just off of Havelock Square which then gives private access to a long driveway leading to a detached garage. The house has living room, dining room, kitchen, utility room and bedroom with fitted robes all to the ground floor. The second floor gives access to a house

bathroom, double bedroom with fitted robes and a third double bedroom with access to an office store room. Externally the property sits in a plot of around 0.8 acres split between gardens, patio, parking and a small steep field to the rear. The well manicured gardens to the front and rear are exceptional and give the discerning purchaser ample opportunity for further extensions or similar.

Thornton village is located amid the beautiful Pennine Countryside made famous by the Bronte's. The village offers a wide range of shops, restaurants and recreational facilities. There are many countryside walks available locally, the stunning Wharfedale and the Yorkshire Dales National Park are all a short journey away. The location is considered to be within daily commuting distance of many West Yorkshire business centres which include Keighley, Bradford, Halifax and Leeds.



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Mortgage
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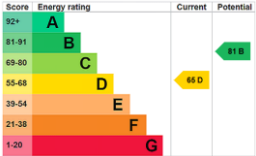
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Directions

From the city proceed along Thornton Road towards Thornton village. Turn right on to Ball Street, left at the top on to Market Street and an immediate right on to Havelock Square. Proceed up the road and then left into the private gated drive.

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
-
-

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SAL200129

Contact us



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