



I Westfield Mews, Chat Hill Road, Thornton, Bradford, BD13 3AP

A spacious and characterful semi-detached home offering three living rooms and three bedrooms with ample living accommodation and generous gardens. Positioned in a semi-rural location close to Thornton and Clayton villages with views over the valley.

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I Westfield Mews, Chat Hill Road, Thornton, Bradford, West Yorkshire,

Bradford 4 miles, Skipton 17 miles, Leeds 17 miles (all distances approximate)

Guide Price: £425,000

- Semi-detached family home
- Three double bedrooms
- Open kitchen diner
- Good sized living rooms
- Large gardens and great views
- Shared private lane



General remarks

A spacious family home in a fantastic semi rural location on a private lane in between the villages of Thornton and Clayton. This beautiful property boasts having three good size bedrooms, large living room and a kitchen/diner with ample open space. The property has exceptional gardens to side and rear with well maintained beds and shrubs, lawned areas and paved patios. Set within a highly desirable location and enjoying a shared private lane an early viewing of this tremendous property is strongly recommended.

The spacious living accommodation on the ground floor briefly comprises of; entrance hallway with a cloakroom WC, separate entrance hall with utility room, ample fitted kitchen with direct access to the large dining room and a good sized lounge. To the first floor is a large master bedroom with fitted wardrobes, two further double bedrooms of a good size, the house bathroom and an open living room with a conservatory

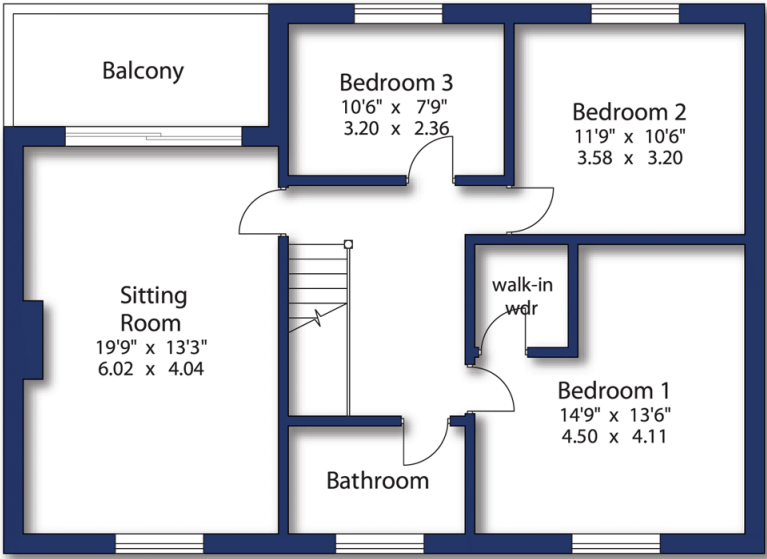
to the rear. Externally the property is accessed via a private lane that leads to a parking area with ample parking as well as a garage and large store room/games room owned by the property. There is a paved path to the rear of the property that has patio areas, lawn and ample flower beds. The rear of the property also gives views over fields and further down the rural valley.

The house is delightfully situated in a semi rural location close to the popular village of Clayton. The area is highly regarded and surrounded by scenic countryside as well as offering local shops and amenities, recreational areas, traditional public houses and well respected schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford, Halifax and Leeds together with good access to the M62 motorway networks.

Floorplans



Ground Floor



First Floor

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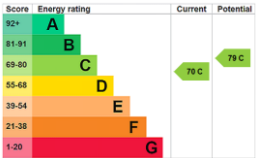
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Contact us



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Directions

From Thornton village head along Thornton Road in the direction of Bradford. At the double mini roundabouts turn right on to Chat Hill Road. Turn left on to the private Westfield Mews and the property is at the end on the left hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and gas are installed. Domestic heating is from a gas fired combination boiler. There is a septic tank for drainage
- Private lane leading to private parking and garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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 £34.20 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.

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