DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



23 Thorneycroft Road, East Morton, BD20 5QW

A beautifully presented and executive style four-bedroom detached property offering spacious family living accommodation enjoying excellent views, attractive gardens, parking and double garage delightfully situated on a popular development.

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23 Thorneycroft Road, East Morton, BD20 5QW

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £430,000



Accommodation

- Four-bedroom detached home
- Superb family living accommodation
- Beautifully presented
- Deceptively spacious
- Quality fixtures and fittings
- Superb views
- Attractive gardens
- Driveway with double garage
- Prestigious residential location

General Remarks

Enjoying an enviable location within a much sought after residential development is a beautifully presented four-bedroom detached home with orangery at the rear offering good sized family living accommodation planned over two floors. The property offers deceptively spacious and versatile split level living accommodation and includes modern dining kitchen, bathroom and ensuite fittings together with gas heating, sealed unit double glazing and fitted alarm system. The property will almost certainly appeal to a wide variety of potential purchasers, and an internal inspection is indeed fully recommended to appreciate the size and quality of this fine home. The property occupies a superb position enjoying a superb south facing aspect towards the Aire valley and beyond.

The accommodation briefly comprises to the ground floor reception hallway, cloaks, study/ office, lounge, dining kitchen, with range of quality base and wall units and integrated appliances, utility room and lovely orangery with doors leading to the rear gardens. First floor master bedroom with en suite shower room, three further bedrooms and superb bathroom.

Outside the property is complemented by attractive gardens to front and rear with superb aspect. At the front driveway with parking leading to double garage with electric up and over door power and light. At the rear beautifully presented gardens with paved patio areas, flower beds trees and shrubs, all enjoying a fine south facing aspect.

The property is delightfully situated on the prestigious Waterside Fold Development. East Morton is midway between the market towns of Keighley and Bingley both of which are well served by shops, amenities, bars, restaurants and well respected primary and secondary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford and Leeds.













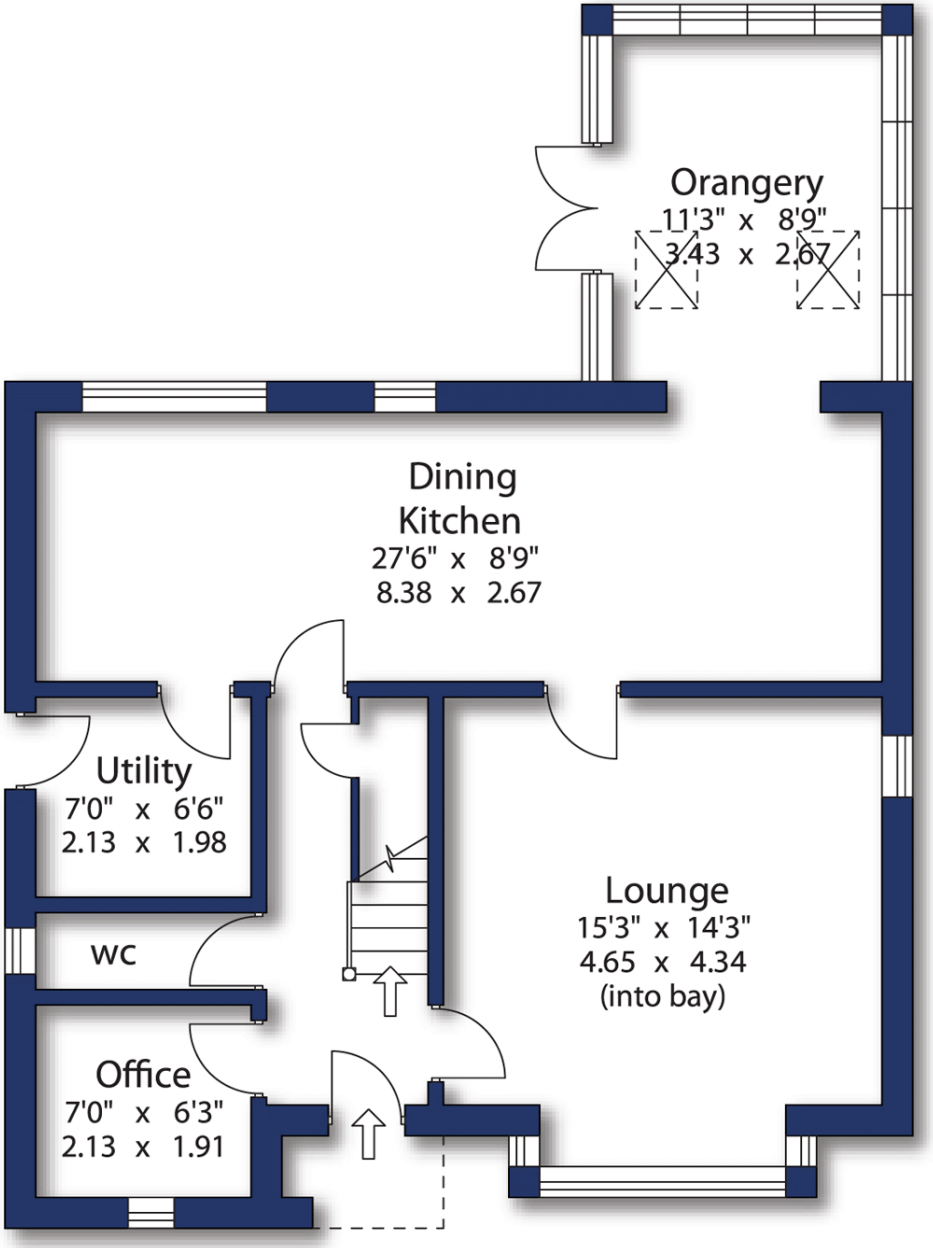




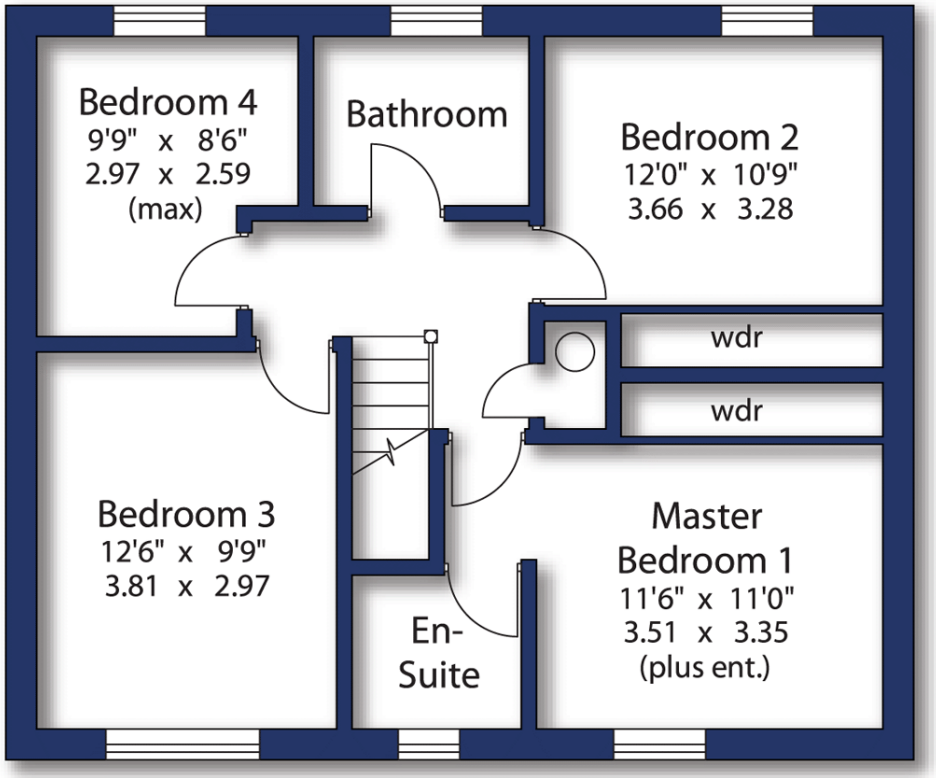




Floorplans



Ground Floor



First Floor

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Directions

From Dacre Son & hartley Bingley office continue in the direction of Keighley along the A650. On reaching the mini roundabout in Crossflatts continue straight ahead into Bradford Road. Continue along Bradford Road turning right at the traffic lights into Swine Lane, continue up Swine Lane over the bridge taking the second entrance into Thorneycroft Road. Continue along Thorneycroft Road and the property will found on the left hand side.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains services, parking and garage
- We have been informed by the vendor that the property owns solar panels and we are currently awaiting further information with regards to the annual tariff. Please contact the agent for further details.

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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