



Laurel Bank, 52 Albert Street, Thornton, Bradford, BD13 3ER

A stunning detached family home set on the edge of Thornton village with fantastic views over the valley. Ideally located with amenities, pubs, restaurants and transport links within the village. This five-bedroom house has an attractive array of original features, exceptional amount of living space and ample gardens around.

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Bradford and Halifax 4 miles, Leeds 14 miles, Skipton 18 miles (all distances approximate)

Guide Price: £550,000

Accommodation

Detached family home dating back to 1881 with five bedrooms (one currently used as an office), three reception rooms, two bathrooms, orangery, storage cellars, mature well stocked gardens, detached double garage and additional parking for several vehicles.

General Remarks

A wonderful opportunity to purchase an exceptional five bedroom detached family home with multi level, large gardens and private driveway parking. The property has been lovingly restored to a high standard and offers attractive living throughout, blending the comforts of modern-day living with character features including ornate ceiling roses, high skirting boards and picture rails throughout. Externally the property has exemplary gardens over multiple sections of lawn, stone patios, flower beds and woodland all with long reaching views of 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. This historic home is likely to attract a variety of discerning purchasers - early viewing is highly recommended in order to fully appreciate the size and location of this superb property and its exceptional gardens.

Entered into a hallway from the front door there is access to the parlour, sitting room and dining room, all of a good size and with period features and recently installed wood burning stoves. The charming yet modern wooden fitted kitchen has a large island, range cooker, space for a large dining table and gives access to the bright and open orangery to the side of the property. The first floor houses master bedroom with ensuite shower room having his and hers



hand basins, four further double bedrooms with ample space, and the house bathroom. There are two cellar store rooms giving further storage. The house has exceptional well stocked and well maintained gardens to four sides. There are multiple stone paved patios and paths, mature trees, shrubs and flower beds, lawned segments around and what amounts to a quiet

and peaceful woodland section to the top of the gardens. All of which have fantastic views over the valley, historic village and picturesque viaduct. There is parking for multiple vehicles and a large, modern double garage with electric roller door to the front of the home.

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 Bingley, Bradford, Halifax and Leeds.







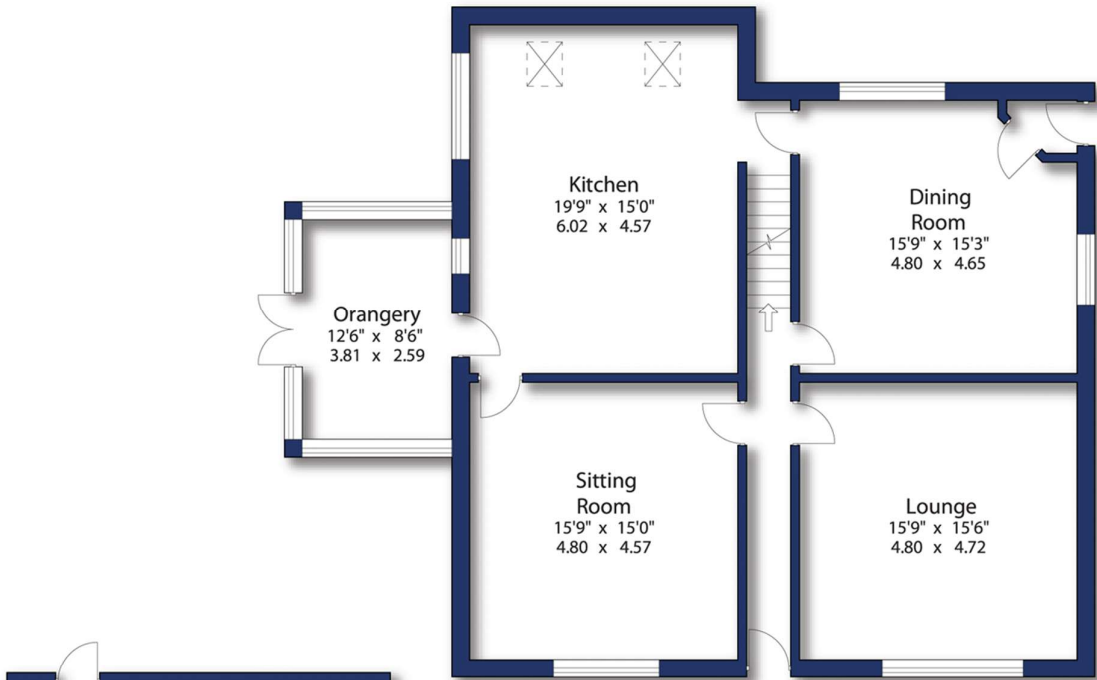




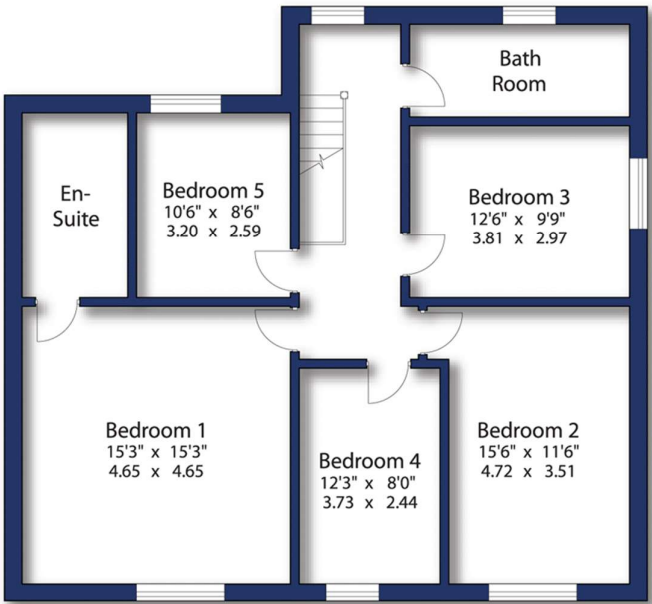




Floorplans

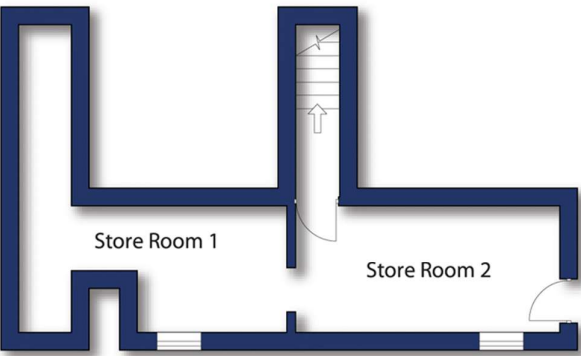
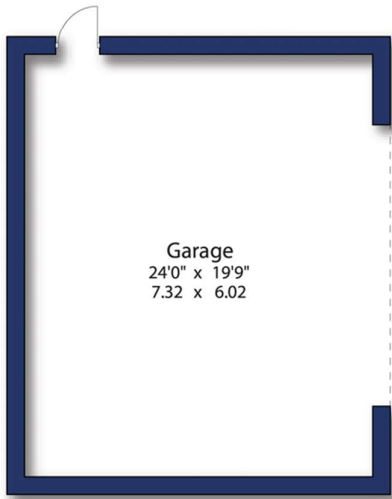


Ground Floor



First Floor

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Lower Ground Floor



Directions

Heading into Thornton from the direction of Bradford proceed along Thornton Road before turning right on to Kipping Lane. Turn left on to West Lane and then immediately right on to Albert Street. Proceed up Albert Street and the property is at the head of the street directly ahead.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway and double 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

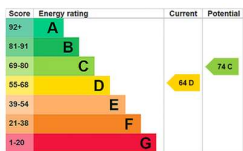
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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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