



6 Thurlestone Court, East Morton, BD20 5RG

A stunning detached family home which boasts an enviable East Morton setting enjoying fine aspect views and walkable proximity to the gorgeous canal. Boasting stylish, spacious living accommodation, four generously sized bedrooms, multiple reception rooms and a fantastic rear garden, this exceptional home will certainly appeal to a wide variety of buyers. An early viewing is strongly encouraged to avoid any disappointment.

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6 Thurlestone Court, East Morton, BD20 5RG

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

Guide Price: £469,950

Key Features

- Stunning detached family home
- Boasting stylish fittings and decor
- Featuring four double bedrooms
- Multiple reception rooms
- Gorgeous landscaped rear gardens
- Enjoying fantastic scenic views
- Close proximity to local Canal walks
- Fabulous East Morton setting
- No-onward chain

General Remarks

A stunning detached family home which boasts an enviable East Morton setting, fantastic rear garden and fabulous long-distance views over the nearby landscape and local canal. This beautiful much-loved property enjoys flexible, spacious living accommodation which includes four good-sized double bedrooms and multiple reception rooms along with recently upgraded stylish decor and flooring. Making an excellent purchase for a wide variety of buyers an early viewing of this tremendous property is strongly encouraged.

The spacious living accommodation briefly comprises, entrance porch which leads into a spacious hallway with cloakroom w/c. There is a stunning family lounge with adjoining garden room, a formal dining room, additional family room and modern dining kitchen which features stylish wall and base units, complementary work surfaces and a range of integral appliances, and through access to a useful separate utility room.

Leading to the first floor, a fabulous master bedroom enjoys an en-suite bathroom and superb views of the surrounding landscape. There is a second en-suite double bedroom, two further double bedrooms and a beautiful modern house bathroom.



Externally the property enjoys a private frontage which includes a spacious driveway and double garage with full power and lighting.

To the rear there is a wonderful landscaped rear lawn garden with complementary shrubs and borders. There is also a magnificent, decked patio BBQ, entertaining, and relaxation space.

East Morton is a prestigious village community with traditional public house, well respected primary school, recreation ground and golf course. The neighbouring town of Bingley is approximately 2 miles distance and offers its residents an array of first-class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the cities of Leeds and Bradford.







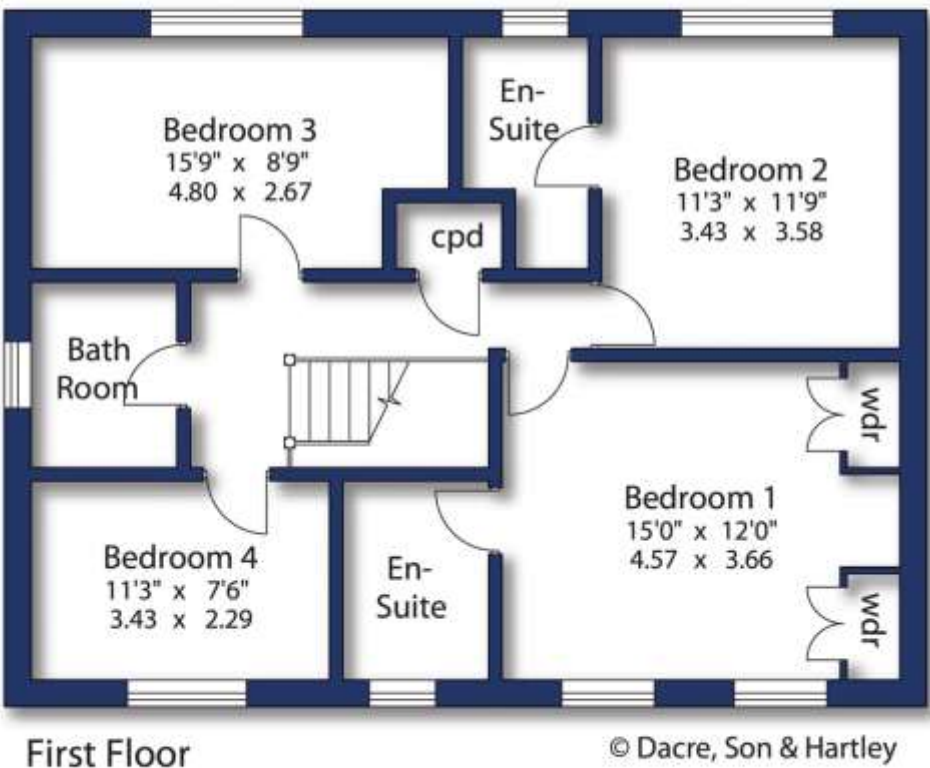
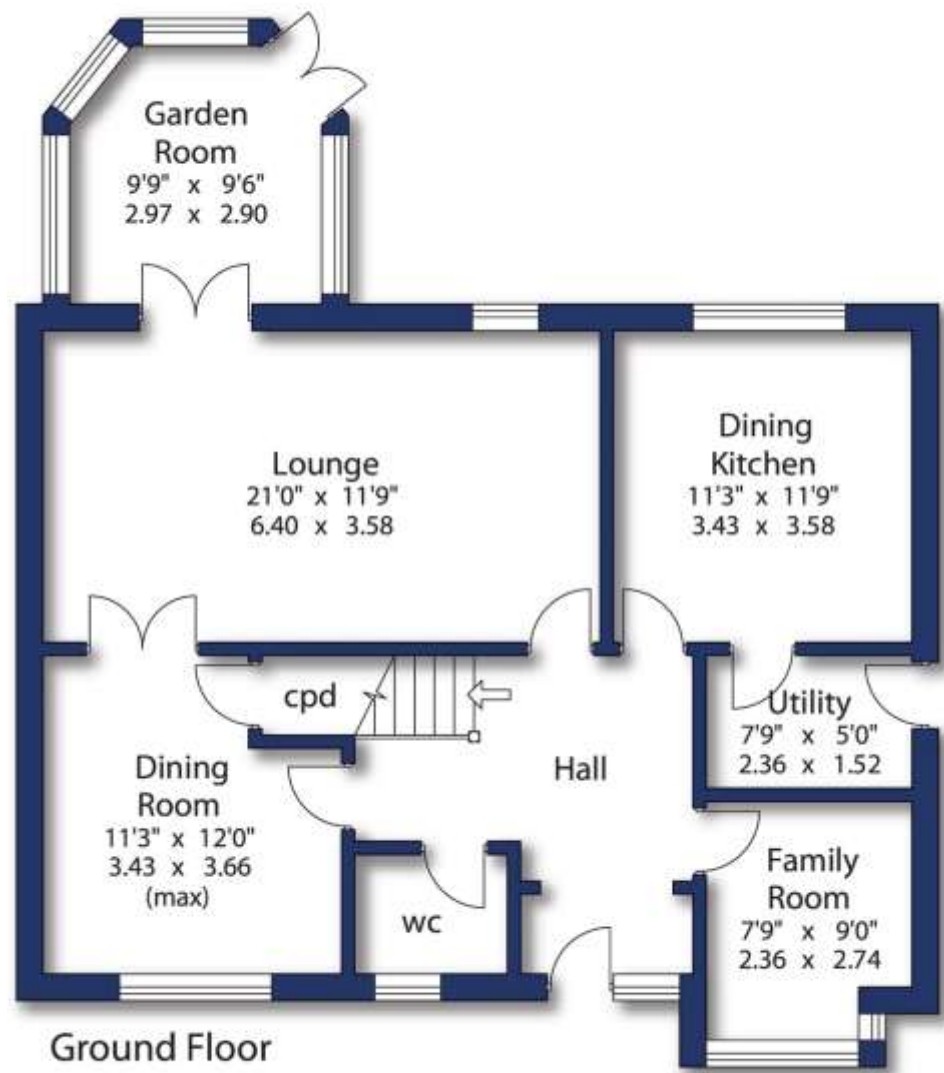






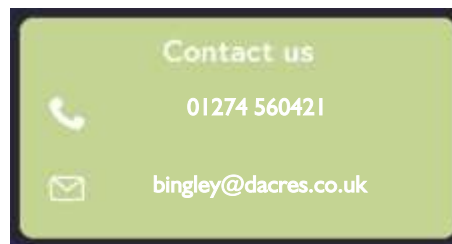


Floorplans





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Directions

From Dacre Son & Hartleys Bingley office proceed in the direction of Keighley, continue straight across the roundabout and proceed to the next set of traffic lights turning right towards East Morton. Take the first left turning into the Waterside Fold Development and first left again into Thurlestone Court, continue along Thurlestone bearing right where number where the property will be found on the right-hand side easily identified by our for sale sign.

What3Words establish.figure.ritual

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & 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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