



12 Ox Heys Meadows, Thornton, Bradford, BD13 3AW

A four bedroom detached family home with good sized reception rooms with private lawned gardens to the front and rear. Positioned in a quiet cul de sac close to the villages of Thornton and Clayton.

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12 Ox Heys Meadows, Thornton, Bradford, West Yorkshire, BD13 3AW

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

Guide Price: £322,500

- Detached family home
- Four bedrooms
- Drive and garage
- Open living room
- Private gardens to front and rear
- Quiet cul de sac



General remarks

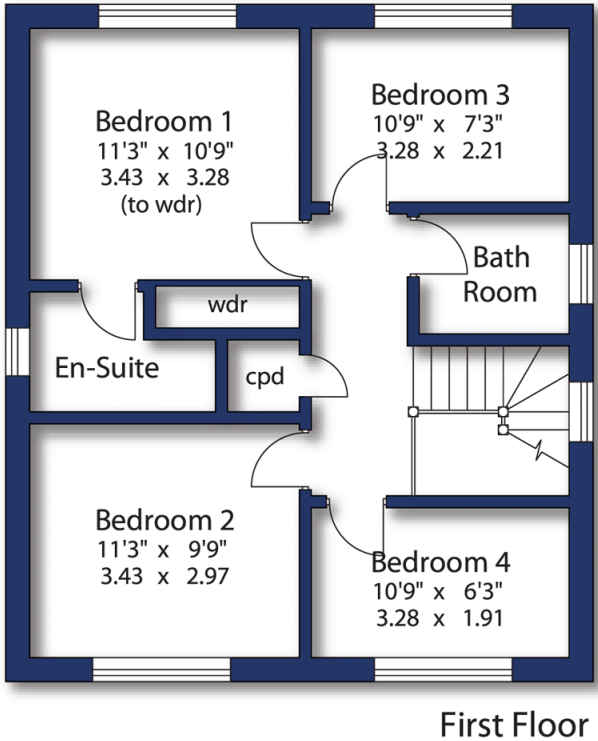
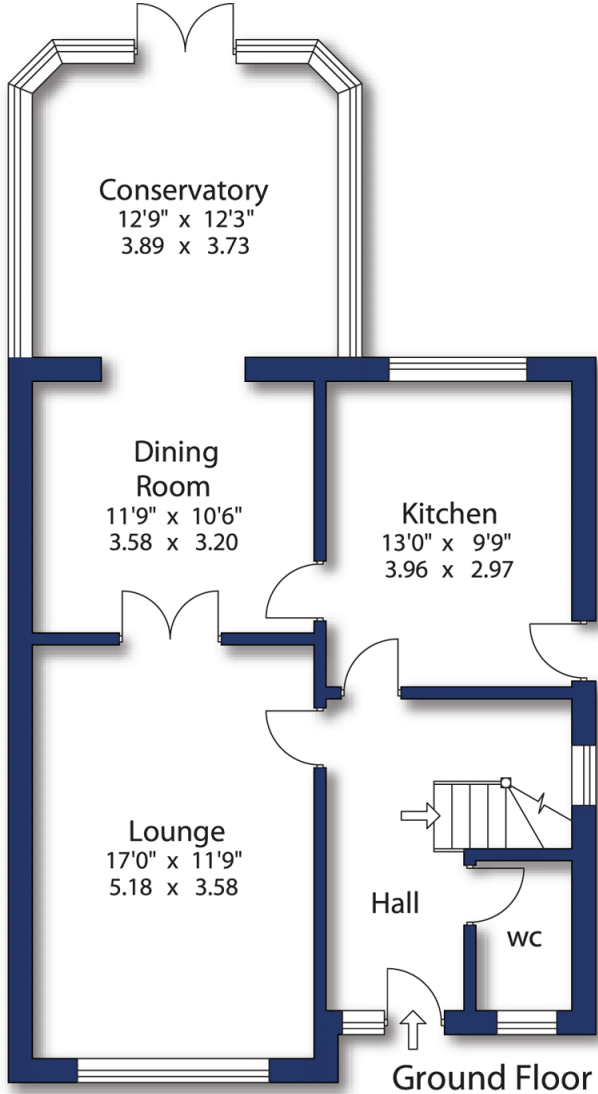
A spacious detached family home with four bedrooms in a fantastic cul de sac in between the villages of Thornton and Clayton. This good sized home boasts having four good size bedrooms, large living rooms, conservatory and kitchen. The property has private gardens to front and rear with mature shrubs and paved patio. Set within a highly desirable location on a quiet cul de sac of similar quality detached homes an early viewing of this property is strongly recommended.

The ground floor is accessed via a hall way with cloakroom WC that gives access to the fitted kitchen with door to the side and a living room that is open to the dining room and beyond a large conservatory to the rear. The first floor has four bedrooms of a good size and the house bathroom, there is also access to an

insulated loft space. Externally the property has a drive for multiple vehicles and a garage to the side. There are lawned gardens to the front and rear with mature shrubs around.

The house is delightfully situated in a semi rural location close to the popular villages of Clayton and Thornton. 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



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Mortgage
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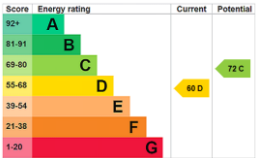
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Contact us



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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 Ox Heys Meadows and the property is straight ahead.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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