



73 Back Lane, Thornton, Bradford, BD13 3QU

A superbly presented three bedroom semi detached home with sun room at the rear offering attractive living accommodation enjoying gardens and garage delightfully situated on the edge of Thornton village offers superb long distance views over fields to the front and good sized gardens.

77 Bingley Road, Saltaire, Shipley, West Yorkshire,
BD18 4SB

Tel: 01274 581794

Email: saltire@dacres.co.uk

dacres.co.uk   



73 Back Lane, Thornton, Bradford, West Yorkshire, BD13 3QU

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

Guide Price: £220,000

- Semi detached family home
- Three bedrooms
- Two reception rooms
- Semi rural location
- Open conservatory
- Lawned gardens
- Gated drive and garage



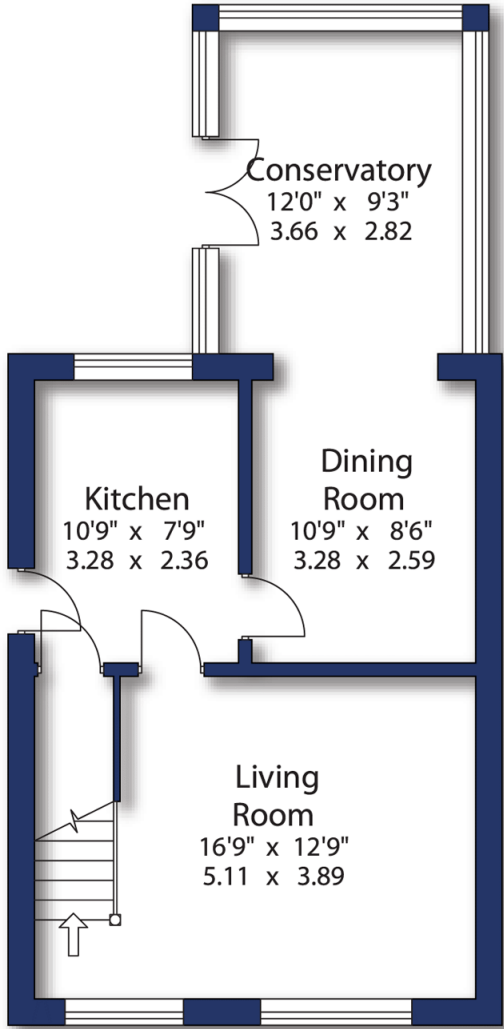
General remarks

Delightfully situated within a popular residential location is a superbly presented three bedroom semi detached home offering attractive living accommodation planned over two floors. The property is in our opinion well presented throughout and includes gas heating, UPVC sealed unit double glazing together with good quality kitchen, bathroom and sun room to the rear. The property also enjoys a superb aspect with views and an internal inspection is fully recommended.

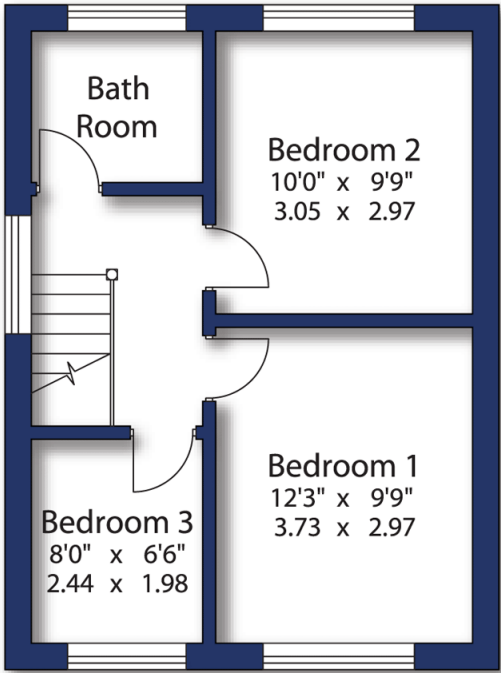
The accommodation comprises living room, dining room open on to the conservatory to the rear and kitchen with fitted base and wall units, all to the ground floor. First floor landing leads to three bedrooms, two doubles, and a quality bathroom. Outside the property is complimented by attractive lawned gardens to front

and rear. There is a long gated driveway to the side which gives access to a garage at the rear. In front the property has long reaching views over fields and the valley beyond.

Thornton village is located amid the beautiful Pennine countryside made famous by the Brontes. The village offers a wide range of shops, restaurants and leisure facilities and The Cities of Halifax and Bradford are both within easy commuting distance. There are many countryside walks available locally including Ogden reservoir, the stunning Wharfedale and the Yorkshire Dales National Park are all a short journey away.



Ground Floor



First Floor

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Contact us



01274 581794



saltire@dacres.co.uk

Directions

From the centre of Thornton village proceed up James Street, turn right into West Lane and right into Back Lane. The property will be seen on the right hand side of the road.

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

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 £26.10 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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