DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Ash Tree House, 840 Thornton Road, Thornton, Bradford, BD13 3QB

A unique opportunity to purchase a beautifully presented four-bedroom stone built detached house offering quality living accommodation standing in beautiful gardens delightfully situated in a prestigious village location.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk

Ash Tree House, 840 Thornton Road, Thornton, Bradford, BD13 3QB

Bradford 4 miles, Skipton 17 miles, Leeds 18 miles (all distances approximate)

Guide Price: £479,950



Accommodation

- Stone Built Period Home
- Beautifully presented
- Modern fixtures and fittings
- Popular village location
- Superb formal Gardens
- Former Guest house
- Cobbled driveway and parking area

General Remarks

Delightfully situated in a popular village location is a beautifully presented stone built former guest house offering attractive living accommodation planned over three floors. The property includes a host of character features associated with a period property which include stone fireplaces, exposed beams and stain glass together with the modern-day convenience of gas heating, UPVC double glazing and solar panels. The property also benefits from quality kitchen, bathroom and en suite facilities. The property offers tremendous potential, and an internal inspection is essential to appreciate the size and versatility of this fine property.

The accommodation currently comprises entrance vestibule, reception hallway, cloaks with wc, main lounge, dining room, sitting room, dining kitchen with range of quality base and wall units, granite surfaces and feature multi fuel stove and utility room. Basement storerooms. First floor return staircase leading to main landing having access to large board loft having potential to create further rooms subject to planning, Master bedroom with en suite shower room, bedroom two, bedroom with en suite shower and further bedroom.

Outside the property is complimented by a superb plot with cobbled driveway and parking to the front and side of the property. At the rear large, tiered gardens with extensive lawned area, flower beds, trees, shrubs, paved patio areas and store.

The property is delightfully situated on the edge of Thornton village enjoying a fine aspect. The historic village of Thornton famous for the birth of the Bronte sisters offers a range of local shops, public houses, amenities, recreational areas and well respected primary and secondary schools. The location is also considered to be within daily commuting distance of many West Yorkshire business centres which include Bradford, Brighouse, Halifax and Leeds.






BREAD















Floorplans



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Directions

From the centre of Thornton village proceed up Thornton Road and the property will be seen on the right-hand side of the road identified by our For Sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, mains services, parking

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

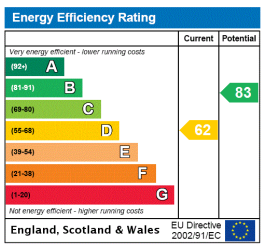
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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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Contact us
01274 560421
bingley@dacres.co.uk

