



## 8 Thornton Hills Close, Denholme, Bradford, BD13 4FQ

**\*\* OFFERED WITH NO CHAIN \*\* EXCELLENT BUILD FROM MANDALE HOMES, IDEAL FOR MODERN DAY LIVING WHICH WILL APPEAL TO ALL BUYERS!** Designed with energy efficiency being at the fore front with SOLAR PANELS, LED lighting, electric car charging points and much more. Introducing this stunning modern semi-detached property nestled in a picturesque semi-rural setting yet accessible for all neighbouring towns and cities with the commuter links on offer. Boasting THREE generously sized bedrooms, master en-suite and family bathroom, this home offers a perfect blend of modern living and tranquil surroundings. Lounge, dining kitchen with bi-folding doors to the rear, utility and cloakroom finish the ground floor space. The spacious garden offers ample outdoor space for relaxation and entertainment, with far reaching views across the moorland, while resident parking ensures convenience for homeowners and guests. With high-quality fixtures and fittings throughout, this property is ideal for all buyers.

**£320,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **T** [@robertwatts\\_](https://twitter.com/robertwatts_)

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## **ENTRANCE HALLWAY**

Laminate flooring leading through to the dining kitchen, open stairs to the first floor, spot lights and store cupboard

## **CLOAKROOM**

Off from the hallway with sink and W.C

## **LOUNGE**

Good size lounge to the front elevation, tastefully decorated with plush carpets

## **DINING KITCHEN**

As expected from a quality new build with many high quality fixtures and fittings to include a range of wall and base units worktops incorporating a central breakfast bar with sink and drainer. Oven, hob and extractor, dishwasher, fridge and freezer, laminate flooring with bi-folding doors opening out to the rear garden. A great family space for those who enjoy entertaining

## **UTILITY ROOM**

Matching wall units from the kitchen, worktops and space for washer and dryer. Door leading to the side elevation

## **FIRST FLOOR**

Landing area

## **MASTER BEDROOM**

Good size master bedroom with fitted mirror sliding door wardrobes and en-suite facilities

## **EN-SUITE**

Good size master en-suite with oversize walk in corner shower cubicle, floating vanity style sink and W.C. Majority tiled

## **BEDROOM TWO**

Good size double with far reaching views to the rear over moorland

## **BEDROOM THREE**

No box room here! Generous third bedroom again with far reaching views

## **BATHROOM**

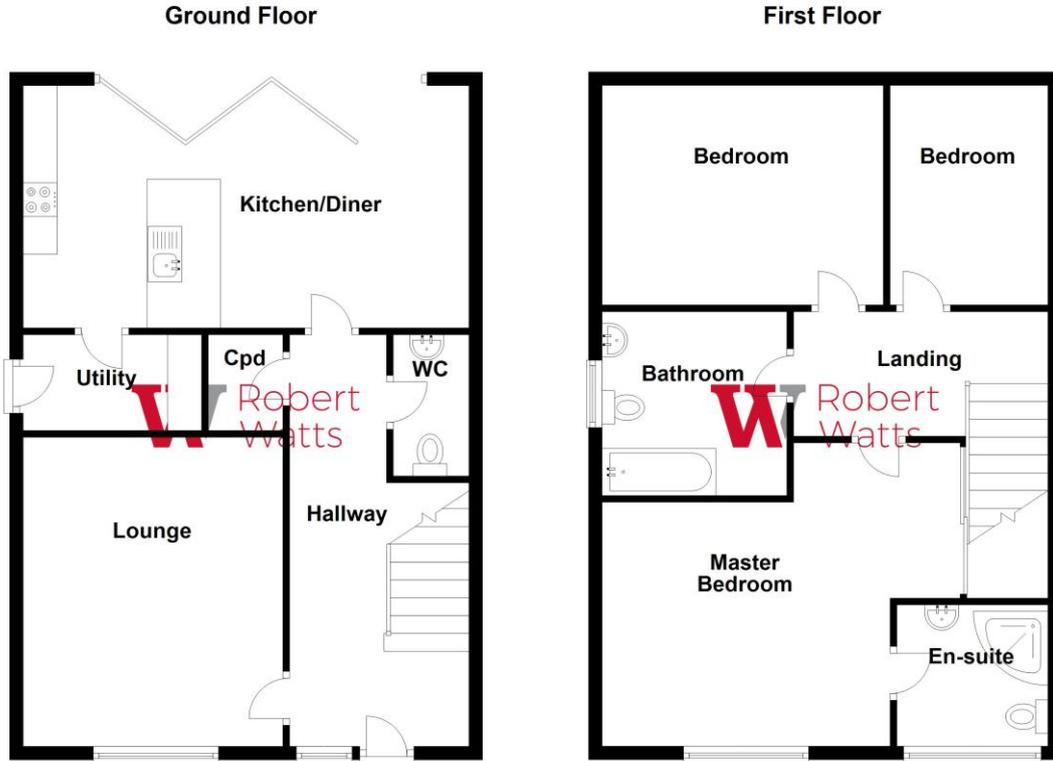
Lovely size family bathroom, majority tiled with mixer shower tap and screen over panelled bath. Floating vanity style sink and W.C

## **OUTSIDE**

Block paved to the front allowing parking for 2 cars and guest parking available. The rear offers a great size lawned garden with fencing surround. Ready for those with vision to make their own outdoor space yet an ideal space for growing families

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total area: approx. 129.4 sq. metres (1392.7 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	94	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 601119 
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 @robertwatts\_

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