



9-11, Lower Kipping Lane, Thornton, Bradford, BD13 3JT

**** INTRODUCING 'THE OLD GOLF HOUSE' once associated with Hedley Golf Course ** NOT WHAT IT APPEARS FROM THE OUTSIDE ****

This lovely Grade II listed property steeps character and charm throughout whilst having outstanding views across the course and Viaduct. Spacious throughout and briefly comprising: entrance hall, dining kitchen through to the dining area, guest cloakroom 27ft lounge which enjoys the pleasant outlook. Additionally, there is an attached garage and workshop which could be utilised if required. Upstairs the property offers THREE GOOD SIZE BEDROOMS with recently installed master en-suite shower room and modern house shower room. Full of character with exposed beams to the ceilings, exposed stone walls and much more. Externally, the lawn gardens to the rear and patio seating area allowing the feel of ruralness. Thornton village has many amenities and lots of village activities taking place throughout the year. Many walks are close by along with schools and easy commute to neighbouring towns and cities. We feel this will make an excellent family home.

£280,000

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ENTRANCE

Leading through to large dining kitchen

DINING KITCHEN 13'11" x 13'8" (4.24m x 4.17m)

Large dining kitchen with an array of wall and base units, worktops with sink and drainer. Gas hob and extractor. Eye level oven and space for microwave. Plenty of room for under counter appliances and plumbing for washer and dishwasher. The feature beams continue throughout the property, double doors leading through to the lounge and open access to the dining area

DINING AREA 10'5" x 12'1" (3.18m x 3.68m)

This room enjoys the far reaching views to the rear and provides access through to the lounge area. Exposed stone walls complete the room

GUEST CLOAKROOM

Tucked away with sink and W.C

LOUNGE 12'2" x 27'1" (3.7m x 8.26m)

A fantastic room with dual aspect windows allowing an abundance of natural light and showcasing the surrounding rural scene. Reclaimed wishbone parquet flooring, exposed stone and feature beams. A lovely room for the family

FIRST FLOOR

Landing area

BEDROOM ONE 17'2" x 13'7" (5.23m x 4.14m)

A fantastic master bedroom with vaulted ceiling, exposing the beams, showing the true age and character. Dual aspect windows, fitted and built in mirror wardrobes

EN-SUITE

Modern en-suite shower room

BEDROOM TWO 12'11" x 12'11" (3.94m x 3.94m)

Large double bedroom

BEDROOM THREE 13'11" x 13'8" (4.24m x 4.17m)

FAMILY SHOWER ROOM

Modern oversize shower cubicle, vanity style sink and W.C

OUTSIDE

Open aspect to the front with parking area. Attached garage to the side 27'1" x 17'1" which is currently used as garage and workshop. Potential conversion may be possible (subject to the permissions.) Enclosed gardens to the rear with panoramic views

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited

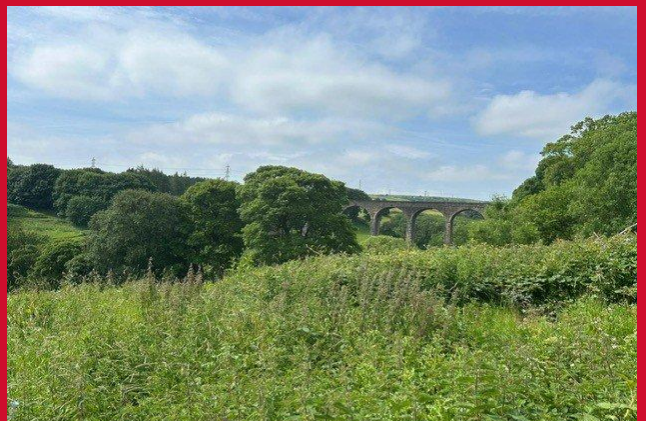
TITLE DISCLAIMER

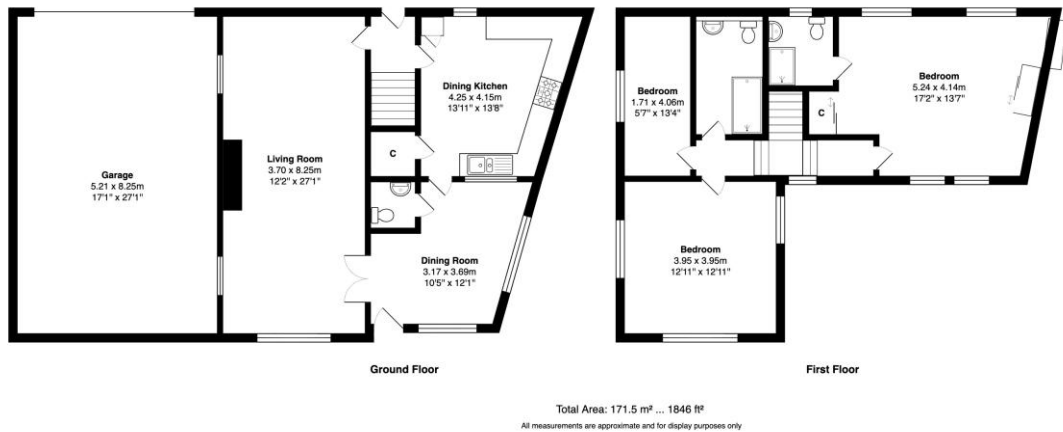
This property is registered. The title plan information should be verified by your solicitor prior to proceeding with any purchase

GRADE II DISCLAIMER

NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		