



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

**** MODERN FAMILY HOME ** FIVE BEDROOMS** TWO EN-SUITES PLUS FAMILY BATHROOM ** THREE RECEPTION ROOMS ** LARGE DINING/BREAKFAST KITCHEN PLUS UTILITY ****

Modern Detached 4/5 Bedroom House in a charming village setting. This inviting property boasts a homely atmosphere, providing a lovely retreat in a secluded cul de sac. Well-maintained throughout, the house offers a spacious garden and off-street parking, up to 4 cars, for added convenience. The layout creates a seamless flow between the living spaces, perfect for entertaining guests or relaxing with family. With a ground floor en-suite bedroom, it allows itself to be an ideal multi-generational home should those in need of single story amenities. The property is conveniently located close to local amenities, schools, and transport links, making it an ideal choice for families or professionals seeking a comfortable and accessible home. Don't miss out on the opportunity to make this lovely house your own and enjoy the tranquillity and comfort it has to offer. Contact us today to arrange a viewing.

£450,000

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ENTRANCE HALLWAY

With open stairs to the first floor and understair store

LIVING ROOM 13'11" x 15'10" (4.24m x 4.83m)

Formal reception room with feature fireplace and double doors leading into the dining room/family room

SITTING ROOM 11'7" x 10'3" (3.53m x 3.12m)

Off from the kitchen with patio doors to an additional Reception Room

RECEPTION ROOM 10'7" x 12'1" (3.23m x 3.68m)

A great addition with solid roof allowing all year round use, overlooking the rear gardens.

DOWNSTAIRS WC

Off from the hallway with sink and w/c

BEDROOM 8'1" x 11'9" (2.46m x 3.58m)

Formerly a garage which was converted some years ago for a parent with fitted bedroom furniture. A great use of space with ensuite facilities

ENSUITE

Modern shower room with cubicle, w/c and sink

BREAKFAST/DINING KITCHEN 18'7" x 13'6" (5.66m x 4.11m)

A fantastic space, ideal for families, with a vast amount of wall and base units and worktops. Central breakfast island plus space for large dining table, allowing the space to be as formal or as informal as required. Range cooker with extractor and plumbing for dishwasher.

UTILITY ROOM 8'2" x 7'7" (2.5m x 2.3m)

Matching wall and base units, plumbing for washer, dryer and space for a small fridge freezer.

FIRST FLOOR

Loft access and linen cupboard

MASTER BEDROOM 11'4" x 11'3" (3.45m x 3.43m)

Fitted bedroom furniture plus build in wardrobe space

ENSUITE BATHROOM Modern in design, shower, sink and w/c

BEDROOM TWO 11'4" x 9'6" (3.45m x 2.9m)

Fitted Bedroom furniture

BEDROOM 9'10" x 9'6" (3m x 2.9m)

Fitted Bedroom furniture

BEDROOM FOUR 9'10" x 7'4" (3m x 2.24m)

Fitted bedroom furniture

BATHROOM

Fully tiled modern suite with panelled bath, shower over, sink and w/c

OUTSIDE

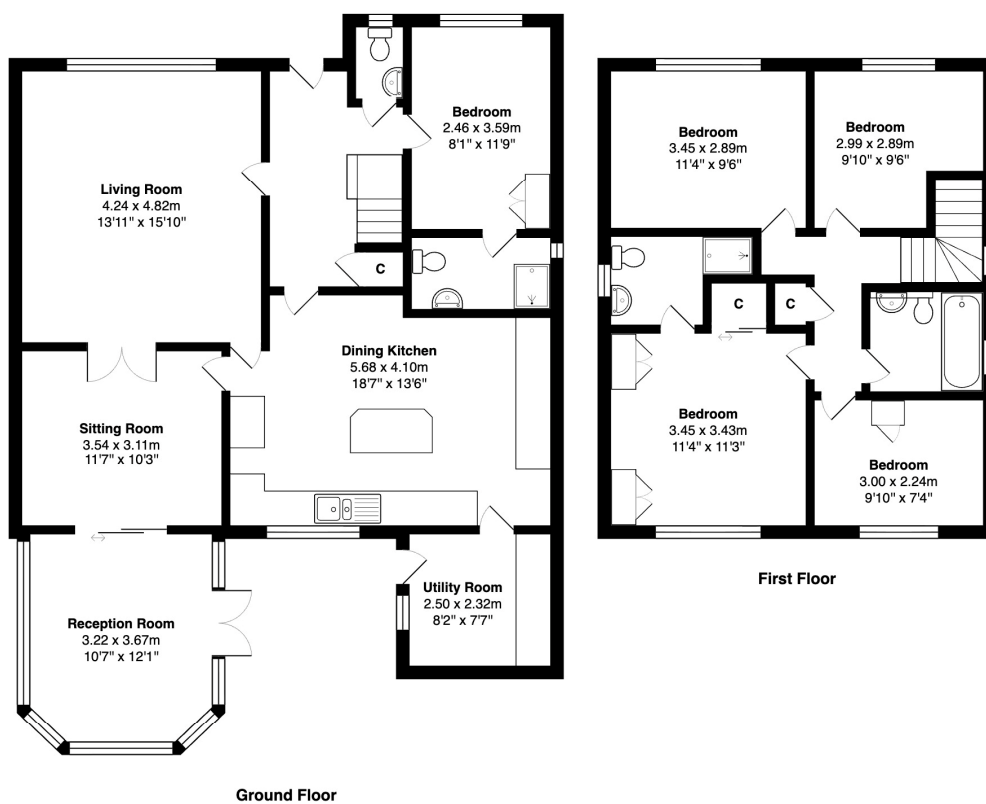
Sat on a generous plot with pleasant flowering borders. Off road parking to the front. Gated access to both sides allows a sense of security for young families. Lawned and enclosed garden to the rear with shed and fruit trees.

BUYERS 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

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: 150.1 m² ... 1615 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		