



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Thornecroft Road, East Morton, BD20

£460,000 Freehold

Five/Six Bedroom Detached Family Home

EPC Rating: D

Martin & Co Keighley
4 North Street • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>



Thornecroft Road
East Morton
BD20

Key features:

- Extended Five/Six Bedroom Detached Home
- Superbly Presented
- Gas Central Heating
- Double Integral Garage
- Garden To Rear
- Open Aspect And Views To The Rear
- Versatile Family Accommodation
- Sixth Bedroom Or Further Reception Room



Why you'll like it

A stunning extended detached family home boasting an envious East Morton setting, beautiful gardens and lovely long distance views. This fantastic much loved property enjoys flexible, spacious living accommodation with five/six bedrooms and reception rooms. This great property features modern fittings and stylish decor and would make an excellent purchase for a wide variety of buyers so an early viewing is strongly recommended.

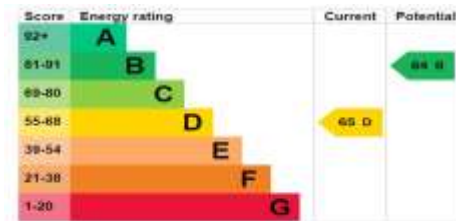
East Morton is a prestigious village community with traditional public house, well respected primary school, recreation ground and golf course. The neighbouring town of Bingley is approximately 2 miles distance and offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford

HALL
CLOAKS Pedestal wash hand basin with mixer tap, low level W.C. central heating radiator and a double glazed window

KITCHEN/DINER 17' 0" x 10' 9" (5.2m x 3.3m) Stunning modern fitted kitchen with ample wall and base units, integrated appliances including; double oven, gas hob, extractor hood and dishwasher. Excellent utility area to the rear with plumbing for washer. Large window to the rear and side providing ample natural light

LOWER HALLWAY
LOUNGE 31' 2" x 15' 11" (9.5m x 4.85m) Extended large lounge with herringbone flooring, stunning bi-fold doors to the rear garden, large skylight window providing ample natural light. This is the real gem of the home, a lovely space to entertain friends and family

INTEGRAL DOUBLE GARAGE Large double garage with two up and over doors



RECEPTION ROOM/BEDROOM SIX 16' 3" x 15' 11" (4.95m x 4.85m) Currently used as the dining room but could potentially be the sixth bedroom, carpet flooring and two Juliette balconies to the front. An excellent versatile room providing a multitude of uses

BEDROOM FIVE 15' 11" x 10' 10" (4.85m x 3.3m) Large double bedroom with carpet flooring and two windows to the rear enjoying the open aspect with long distance views beyond

LANDING
BEDROOM FOUR 11' 9" x 10' 9" (3.6m x 3.3m) Large double master bedroom with carpet flooring, double glazed window to the rear enjoying the open aspect with long distance views beyond

BEDROOM THREE 10' 8" x 7' 4" (3.25m x 2.25m) Good sized fifth bedroom with carpet flooring and window to the front elevation

BATHROOM Family bathroom comprising; WC, hand wash basin and shower over bath. Tiled walls

LANDING
BEDROOM ONE 15' 10" x 12' 1" (4.85m x 3.7m) Large master double bedroom with carpet flooring, window to the front elevation and door to ensuite
ENSUITE Comprising; WC, hand wash basin and shower cubicle

BEDROOM TWO 15' 11" x 10' 10" (4.85m x 3.3m) Excellent sized double bedroom with carpet flooring and window to the rear elevation enjoying the open aspect with long distance views beyond

TO THE OUTSIDE To the front; is a double driveway leading to the garage and a low maintenance front garden. To the rear is a large family friendly garden with lawn area and stunning decked area providing excellent seating space with pergolas. Access round the front of the property on both sides

