Sugdens
Sales & Lettings



High Wicken Close, Thornton,

Offers Over £250,000

* DETACHED * SOUGHT AFTER CUL-DE-SAC * UPDATED * MODERN KITCHEN & BATHROOM *
* CLOSE TO AMENITIES * GARDENS * PARKING * GARAGE * FAMILY HOME *

Situated within a small and highly sought after cul-de-sac, this beautifully presented four bedroom detached home has been thoughtfully updated by the current owners, featuring a contemporary fitted kitchen and a stylish four-piece family bathroom.

Offering spacious accommodation throughout, the property is perfectly suited to a growing or professional family and enjoys a convenient location close to Thornton village's excellent range of amenities, local shops and well-regarded primary and secondary schools.

The accommodation briefly comprises entrance hallway, spacious lounge, modern dining kitchen, four well-proportioned first floor bedrooms and a family bathroom.

Externally, the property benefits from attractive gardens, a driveway providing off-street parking and an attached garage.

A fantastic family home in a desirable residential setting - early viewing is highly recommended.







Entrance Hall
With understairs storage, radiator.



Dining Kitchen
13'1" x 9'6" (3.99m x 2.90m)
Fitted dining kitchen having a range of modern white wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, radiator and double glazed window.

Lounge
11'9" x 15'8" (3.58m x 4.78m)



First Floor
With double glazed window and access to loft.

Bedroom One
11' x 9'6" (3.35m x 2.90m)
With radiator and double glazed window.

Bedroom Two
9'4" x 8' (2.84m x 2.44m)
With radiator and double glazed window.



Bathroom
Modern four piece suite comprising panelled bath, low suite wc, vanity sink unit, radiator and double glazed window.

Bedroom Three
5'9" x 7'4" (1.75m x 2.24m)
With radiator and double glazed window.

Bedroom Four
7'1" x 5'9" (2.16m x 1.75m)
With radiator and double glazed window.



Exterior
To the outside there is an enclosed lawned and patio garden to the rear, together with a driveway leading to an attached garage.

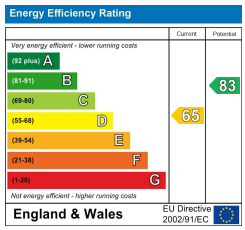
Directions
From our office on Queensbury High Street head towards Gothic St, left onto Albert Rd, continue to follow A644 for 2.2 miles, turn right onto Thornton Rd, left onto James St, left onto High Wicken Cl and the property will be seen displayed via our For Sale board.

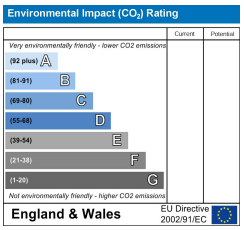


TENURE
FREEHOLD

Council Tax Band
D / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service