

MARSH & MARSH PROPERTIES

The Stone Mill, Egypt Road, Thornhill, BD13 3RS

£400,000



****ATTENTION ALL YOUNG & GROWING FAMILIES**** A stunning **FOUR DOUBLE BEDROOM** mid-townhouse forming part of an attractive converted mill development in a rural area of Thornton. Combining characterful features with modern family living, this spacious home boasts exposed beams and ironwork throughout, generous room sizes, and accommodation arranged over three floors. Surrounded by beautiful countryside yet conveniently positioned for access to local amenities, highly regarded schools and Bradford city centre the property offers the perfect balance of rural charm and everyday convenience. In brief, on the ground floor you will find an entrance hall, lounge, dining kitchen, utility room, and cloakroom. The first floor hosts a spacious landing, a double bedroom with a dressing room and an ensuite, two further double bedrooms, and the house bathroom. Stairs rise to the second floor where you will find a fourth double bedroom and useful storage room. Externally, there is parking for multiple vehicles to the front and an enclosed rear garden with both patio and lawn areas. An internal inspection is strongly advised to appreciate the space, character, and quality this fantastic home has to offer.

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ENTRANCE HALL



A welcoming entrance hall featuring ceiling spotlights, a radiator, an open staircase with useful understairs storage, a UPVC front door, and a UPVC window.

LIVING ROOM 5.3 x 4.4m (17'6 x 14'7)



A spacious lounge with ceiling spotlights, a radiator, and a UPVC window. French doors lead through into the dining kitchen, creating an excellent flow between the living spaces.

DINING KITCHEN 4.6 x 6.2m (15'1 x 20'4)





A beautifully appointed dining kitchen fitted with a range of wall and base units incorporating a Belfast style sink with chrome mixer tap and splashback tiling. Integrated appliances include a dishwasher and under-counter fridge, alongside a built-in oven, hob, and extractor fan. There is also space for an American-style fridge freezer. A central island unit provides additional storage and seating for two. To complete the room there is wood effect laminate flooring, ceiling spotlights, two radiators, a UPVC window, and a UPVC door leading to the rear garden.

UTILITY



A useful utility room fitted with a worktop and sink with chrome mixer tap. There is space and

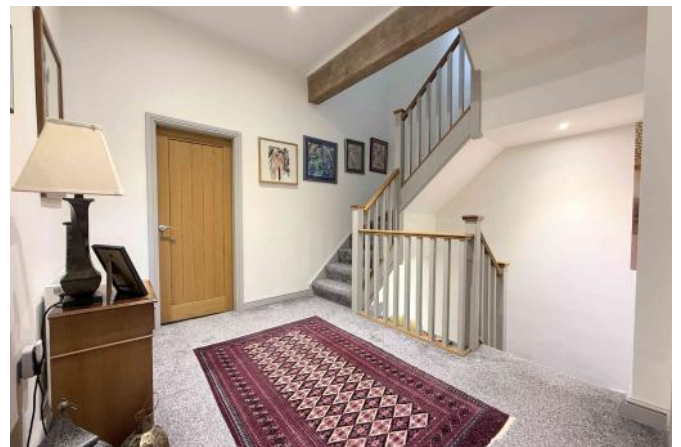
plumbing for both a washing machine and dryer, whilst also housing the combination boiler. Additional features include wood effect flooring continuing from the kitchen, ceiling spotlights, a radiator, and a UPVC window.

CLOAKROOM



A convenient ground floor cloakroom comprising a low flush toilet and vanity hand wash basin with splashback tiling. Further benefits include tiled flooring, ceiling spotlights, extractor fan, and a radiator.

LANDING



A spacious first floor landing featuring exposed wooden beams and ironwork, ceiling spotlights, a radiator, and an open staircase rising to the second floor.

BEDROOM ONE 5.6 x 3.2m (18'4 x 10'7)





A generous double bedroom full of character with exposed wooden ceiling beams and ironwork, ceiling spotlights, a radiator, and a UPVC window.



A spacious double bedroom featuring exposed wooden ceiling beams and ironwork, ceiling spotlights, a radiator, and a UPVC window.

EN-SUITE



A modern three-piece ensuite shower room comprising a tiled shower cubicle with a glass screen, rainfall and handheld power shower, low flush toilet, and vanity sink unit. Finished with partially tiled walls, tiled flooring, ceiling spotlights, extractor fan, radiator, and a UPVC window.

DRESSING ROOM/WARDROBE

A useful dressing room fitted with hanging rails, and shelving, complete with ceiling spotlights.

BEDROOM THREE 2.6 x 3.8m (8'6 x 12'3)



A double bedroom with exposed wooden ceiling beams and ironwork, ceiling spotlights, a radiator, and a UPVC window.

BEDROOM TWO 4.0 x 4.1m (13'1 x 13'3)



BATHROOM

A stylish four-piece bathroom suite comprising a bathtub, walk-in shower cubicle with glass screen and rainfall and handheld shower, low flush toilet with spray attachment, and vanity sink unit. Additional features include a chrome towel radiator, partially tiled walls, tiled flooring,

exposed beams and ironwork, ceiling spotlights, and an extractor fan.



BEDROOM FOUR 4.1 x 3.0m (13'3 x 9'8)



A spacious double bedroom occupying the second floor, featuring exposed wooden beams and ironwork, ceiling spotlights, radiator, and a Velux window with remote-controlled blind.

STORAGE

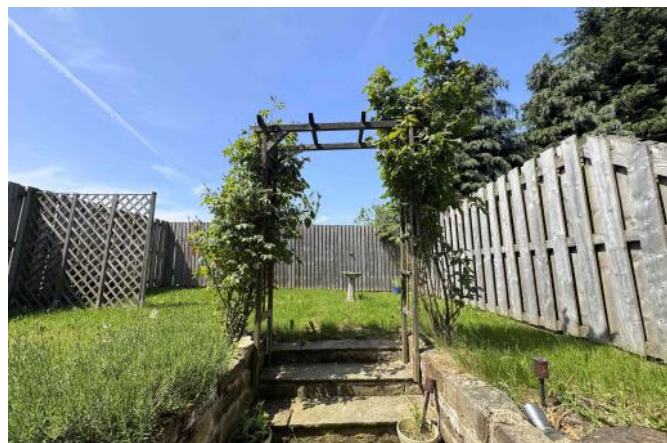
A useful storage room with ceiling spotlights, offering excellent storage space or potential to be utilised as a walk-in wardrobe serving bedroom four.

EXTERNAL



To the front of the property is a stone flagged entrance area with an outdoor power point and parking for multiple vehicles. To the rear is an

enclosed family-friendly garden comprising a Yorkshire stone flagged patio, ideal for outdoor dining and entertaining, with steps leading up to a lawned garden area.



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APPROX GROSS INTERNAL FLOOR AREA: 160 sq. m / 1719 sq. ft

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