



THORNFIELD MEWS,
MICKLETHWAITE,
BINGLEY, BD16 3JH
£300,000

3 Bedroom House

LINLEY &
SIMPSON

Available for sale is this three double bedroom family home. Located in the ever popular Micklethwaite near Bingley, this house is close to local amenities and Crossflatts Train Station. The whole house is immaculate with the perfect combination of modern usability and tasteful character - Come and see.

Micklethwaite is a historic Yorkshire conservation village to the North of Bingley in the Aire Valley. This very sought after area has a fantastic mix of properties, ranging from 1800's farmhouses and mills to more modern (but still tasteful) developments. Micklethwaite borders Crossflatts which offers a range of local shops, amenities and bars/pubs as well as primary and secondary schools. Micklethwaite is also well served by excellent road and rail links (via Crossflatts) to other West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds. This is a charming, semi-rural village and there is a very good reason why these properties do not come up for sale often.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

The main entrance into this lovely house is via the front entrance porch, which is a handy barrier from the outside and provides somewhere to kick off muddy boots after enjoying the beautiful countryside on your doorstep.

LIVING ROOM

Located on the ground floor via the porch at the front of the house is the impressive living room. The living room (like the rest of the house) has been renovated to a very high standard by the current owners and strikes the perfect balance between modern usability and tasteful character. There is a large wood burning fire in the hearth for keeping off the chill in winter, and the whole space is illuminated by no less than four leaded windows.

KITCHEN/ DINING ROOM

To the rear of the living room is an impressive kitchen/ diner. This room has double doors to the living room meaning it can be closed off or opened up for entertaining all ages. The wall and base units are very tasteful and the quality of the workmanship is evident from afar. To the rear there are bi-fold doors leading out onto the rear patio and because of this the kitchen/ diner is a bright and pleasant room to enjoy year round.

UTILITY ROOM AND W.C

Located off the kitchen/ diner are two 'must haves' for any modern family home; the utility room and a downstairs W.C. Like the kitchen/ diner these rooms are immaculate and have very recently been renovated.

FIRST FLOOR

MASTER BEDROOM

Located to the front of the first floor is the master bedroom. This is a large double bedroom which has fantastic front facing mullion windows; which flood the room with natural light.

BEDROOM TWO

The second bedroom is another large double bedroom, located at the front of the generous house. This room is currently being utilised as a nursery but is a good sized double bedroom and it also benefits built in wardrobes.

BEDROOM THREE

The third bedroom is yet another double bedroom (which is very rare for a three bedroom house in this area). Like the second bedroom there are built in wardrobes.

HOUSE BATHROOM AND TOILET

The house bathroom is located on the first floor and currently houses a modern three-piece suite comprising of a walk in shower, bath and hand basin. The toilet is actually separate from the bathroom but it would be easy to create one large room should the lucky buyer wish to.

EXTERNAL AND GARAGE

Externally to the front is a block-paved driveway providing off street parking which leads to the half garage (see the floor plan) the half garage is a very clever solution to internal space as there is still handy storage space within. To the rear of the house is a lovely private garden which is made up of a Yorkshire stone patio, and a lawn with planted borders behind.

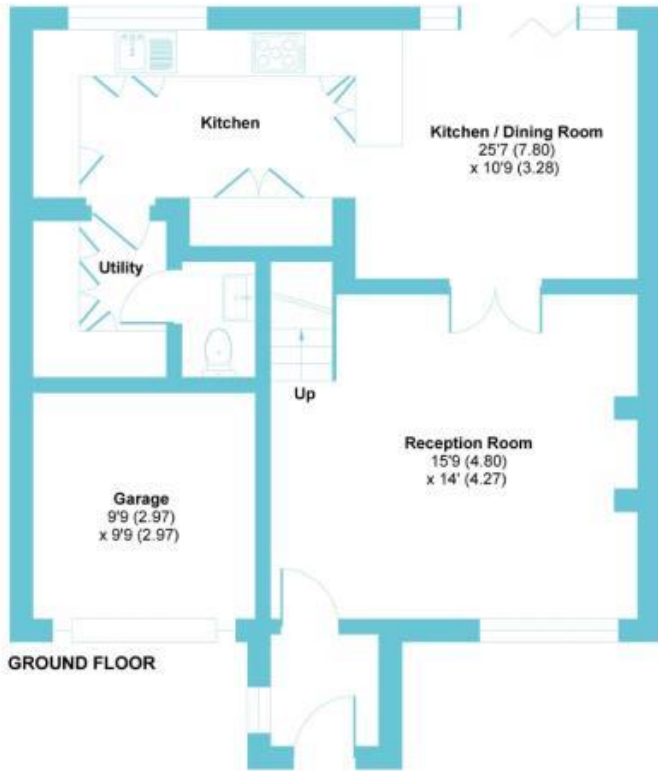




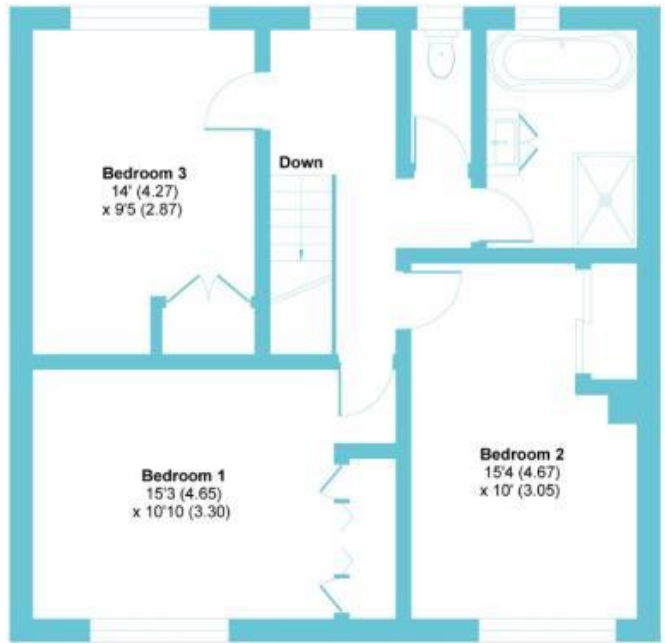
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Approximate Area = 1338 sq ft / 124 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2020. Produced for Linley & Simpson. REF: 615851

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	
		72	84			68	81

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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