

# HUNTERS®

HERE TO GET *you* THERE

**Plumpton Lodge Mitchell Lane, Thackley, Bradford, West Yorkshire, BD10 0TA**

**Guide Price £849,950**

**Property Images**





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## Property Images





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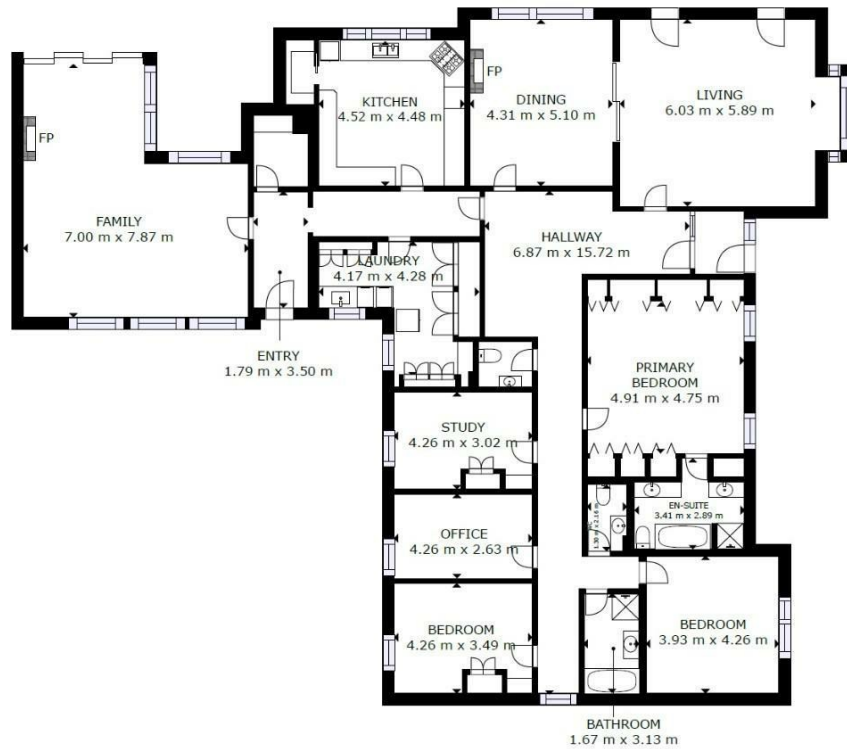
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## Property Images



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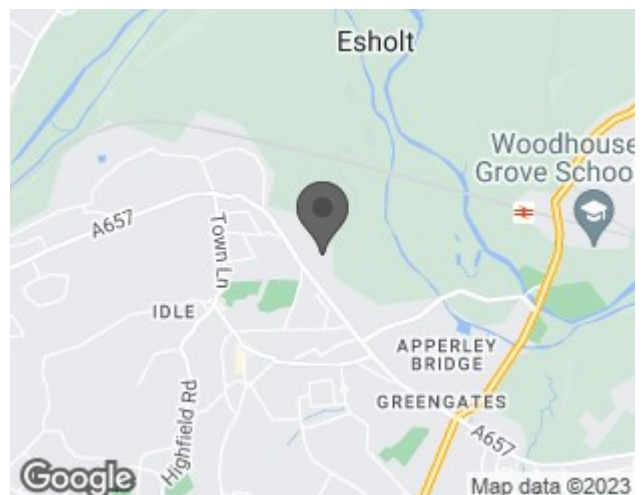
GROSS INTERNAL AREA  
FLOOR PLAN: 316 m<sup>2</sup>  
(SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY)

Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

A rare opportunity has arisen to acquire this substantial property which sits in a quiet backwater location and offers uninterrupted views across the Aire Valley. The property sits on an extensive plot lending the possibility of re-development - subject to necessary planning consent. The property itself extends to around 3400 square feet and currently consists of an expansive true bungalow. With a large loft there is potential to create something quite significant and ones 'forever home'. Beyond the garden is a large field with potential for equestrian use.

The property is situated down a private drive giving a feeling of seclusion yet the property is within easy reach of a wide range of local shops, amenities, a train station and several highly regarded schools including Bronte House and Woodhouse Grove. There are also nearby canal side and woodland walks.

Accommodation, which is extensive, briefly consists of a hallway with front and side entrance, a substantial lounge and adjoining dining room which is a perfect space for a family or those who love to entertain whilst soaking up the views. The kitchen adjoins the dining room lending the possibility of knocking through to create a substantial open space. The five bedrooms and house bathroom are all accessed off the main hallway with the master bedroom benefitting from a substantial ensuite bathroom. Completing the accommodation is the utility / laundry room, a boiler room and a large L shaped family room with patio doors leading out to the rear garden - this room could easily be converted into an annex for an elderly relative or a lucky teenager.

Externally there property is accessed via a private drive and benefits from three garages and off-street parking for up to around fifteen cars. The rear garden is substantial and lawned.

## Features

- SUBSTANTIAL PLOT • SCOPE FOR REDEVELOPMENT - SUBJECT TO PLANNING • EXTENDING TO AROUND 3400 SQUARE FEET • FANTASTIC VIEWS ACROSS THE AIRE VALLEY • PRIVATE ROAD • POTENTIAL TO CREATE SOMETHING SPECTACULAR AND SIGNIFICANT • MUCH LOVED FAMILY HOME • CLOSE TO TRAIN STATION AND SCHOOLS • HUNTERS 360 TOUR • EPC RATING = C