



Approx Gross Internal Area
88 sq m / 952 sq ft

Rooms and Dimensions:

- Lounge:** 5.60m x 3.52m (18'4" x 11'7")
- Kitchen Diner:** 5.54m x 2.65m (18'2" x 8'8")
- Room:** 3.18m x 3.61m (10'5" x 11'10")
- Shower Room:** 2.34m x 2.22m (7'8" x 7'3")
- Bathroom:** 2.31m x 2.80m (7'7" x 9'2")
- Bedroom 1:** 3.18m x 3.61m (10'5" x 11'10")
- Bedroom 2:** 3.18m x 2.65m (10'5" x 8'8")
- Bedroom 3:** 2.31m x 2.80m (7'7" x 9'2")

Other Features: Utility room (1.71m x 3.64m / 5'7" x 11'11"), Stairs, and a central hallway.



Full Description

DESCRIPTION

Sold Via Modern Method of Auction – Terms & Conditions Apply. Barkers are pleased to offer for sale with is this three bedroom semi detached property situated in the popular and convenient village of Drighlington, being close to all local amenities, including the motorway network and transport links into Leeds and the surrounding areas. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises; entrance porch, utility room, ground floor shower room, open-plan kitchen/diner, lounge, three good sized bedrooms and house bathroom. Outside there is a garden to the front of the property with parking for one vehicle and to the rear is an enclosed garden featuring a paved patio area.

ENTRANCE PORCH

Useful area with door leading to the utility room.

UTILITY ROOM

5' 7" x 11' 11" (1.71m x 3.64m)
Featuring a range of units with complementary worktops, space and plumbing for washing machine, fridge and tumble dryer. Door leads to WC and kitchen.

GROUND FLOOR SHOWER ROOM

Comprising a modern white suite of walk in shower with rainfall & rinser shower heads, wash hand basin and WC. Extractor fan.

KITCHEN/DINER

18' 2" x 8' 8" (5.54m x 2.65m)

Spacious light & airy modern kitchen/dining area featuring black wall and base units with complementary work surfaces, electric hob & oven, space for fridge. Laminate flooring. Stylish vertical radiator. French patio doors leading to the rear garden.

LOUNGE

18' 4" x 11' 6" (5.60m x 3.52m)
Open plan from the kitchen/dining area, featuring a log burning stove. Two stylish vertical radiators. Door leading to the porch. Stairs to first floor.

FIRST FLOOR LANDING

With doors to three bedrooms and bathroom.

BEDROOM ONE

10' 5" x 11' 10" (3.18m x 3.61m)
Spacious double room.

BEDROOM TWO

10' 5" x 8' 8" (3.18m x 2.65m)
Double bedroom.

BEDROOM THREE

7' 6" x 9' 2" (2.31m x 2.80m)
Small double room.

BATHROOM

7' 8" x 7' 3" (2.34m x 2.22m)
Modern white bathroom featuring a three piece suite of P-shaped bath with shower over comprising a rainfall shower, rinser head & glass shower screen, WC and wash hand basin with mixer tap. Tiled floor and part tiled walls. Extractor fan.



EXTERIOR

The property benefits from a driveway to the front providing off road parking with an established garden area having mature plants, shrubs and bushes. To the rear there is a paved patio area with planted borders and mature bushes and shrubs. Garden shed.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: A

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

