



## **2 Paddock Close, Drighlington, West Yorkshire, BD11 1LD**

**NO CHAIN:** Well appointed 4 Bedroomed Detached that forms part of this ever popular development and occupies a cul de sac. The house is in need of some overall cosmetic works and improvements, but we feel this is reflected in the very sensible price. Situated within minutes to J27/M62 and a short drive into Leeds. Not to be missed.

**Asking Price £280,000**

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### ENTRANCE HALL

**LOUNGE 16'9" x 11'5" (5.1m x 3.48m)**

**DINING ROOM 10'3" x 8'6" (3.12m x 2.6m)**

Patio doors leading to:-

**CONSERVATORY 13' (3.96) x 10'9" (3.28) approx.**

in uPVC.

**KITCHEN 11'4" x 10'3" (3.45m x 3.12m)**

Selection of kitchen units, worktops and sink unit. Built in oven, hob and extractor.

### LANDING

**BEDROOM 1 15'4" x 10'4" (4.67m x 3.15m)**

**EN-SUITE SHOWER ROOM (No W.C.)**

**BEDROOM 2 12'2" x 8'3" (3.7m x 2.51m)**

**BEDROOM 3 15' x 7'9" (4.57m x 2.36m)**

**BEDROOM 4 7'9" x 6'2" (2.36m x 1.88m)**

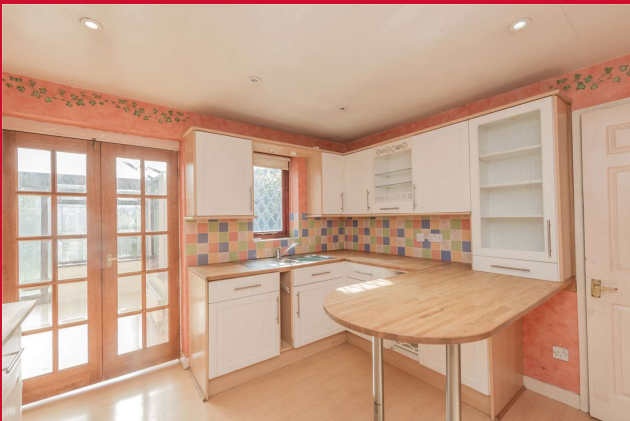
**BATHROOM/W.C** 3 piece bathroom suite.

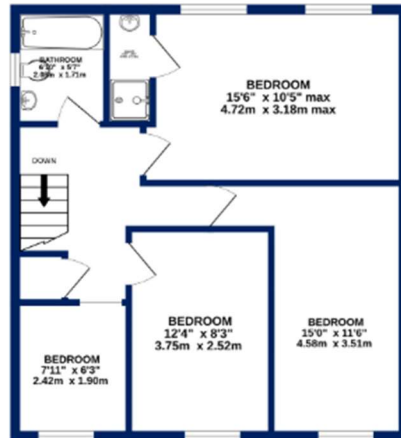
**OUTSIDE** Cul-de-sac position. Garden and driveway to front. INTEGRAL GARAGE. Garden to rear.

**TENURE** Freehold

**COUNCIL TAX BAND** E - Leeds

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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