



97 Wakefield Road, Drighlington, West Yorkshire, BD11 1DH

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

Lovely END THROUGH TERRACE which we feel would be perfect for first time buyers. Provides good sized accommodation with 2 DOUBLE BEDROOMS, with DRIVEWAY/PARKING at the side. Has lovely VIEWS to the back and is situated in this popular location close to Drighlington Village. MUST BE VIEWED.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £195,000

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SWIFT MOVE LEGAL PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

LOUNGE 13' (3.96) x 13' (3.96) into chimney breast

With feature fireplace.

DINING KITCHEN 20' x 8' (6.1m x 2.44m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob.

LANDING

DOUBLE BEDROOM 1 13' x 13' (3.96m x 3.96m)

Good sized bedroom with built in wardrobe.

DOUBLE BEDROOM 2 11' x 9' (3.35m x 2.74m)

With lovely far reaching views.

BATHROOM/W.C 3 piece white bathroom suite. Heated towel rail.

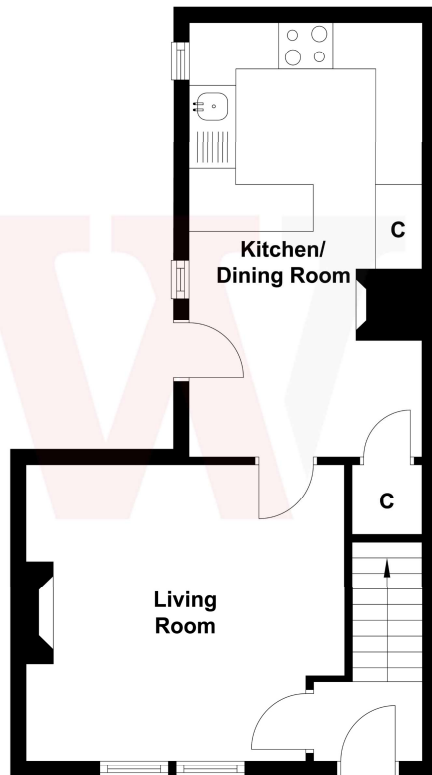
OUTSIDE A driveway to the side providing off street parking. A low maintenance garden area to the front. The rear enclosed garden is low maintenance with a shed, brick built store and open views to the rear.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

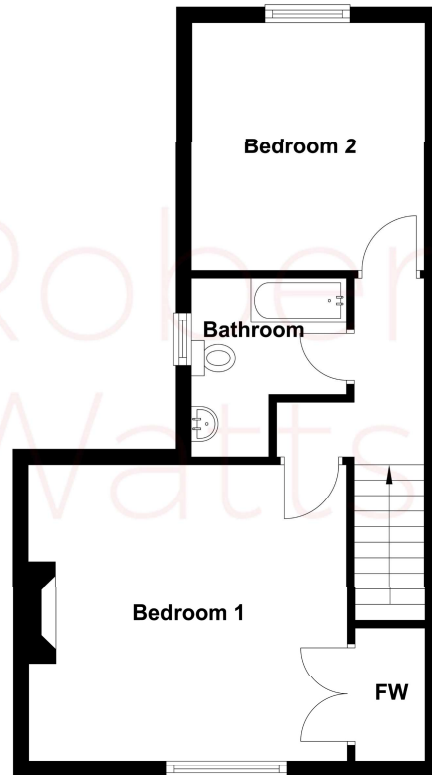
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		