



31 Newcastle Close, Drighlington, West Yorkshire, BD11 1DF

RETIREMENT PROPERTY: Well presented BUNGALOW, that forms part of a block of just 4 "terrace style" bungalows. Provides 1 Bedroom and would make an ideal purchase for retirement/downsizers. Occupies a cul de sac location and situated in this sought after location. Available with NO CHAIN.

The accommodation comprises; Entrance Porch, WC, Lounge, Kitchen, Bedroom & Bathroom.

Asking Price £175,000

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ENTRANCE HALL

SEPARATE W.C

LOUNGE 15'8" x 10'2" (4.78m x 3.1m)

Feature fireplace with electric fire.

KITCHEN

BEDROOM 1 11'8" x 11'3" (3.56m x 3.43m)

BATHROOM/W.C. White suite with corner bath and separate shower cubicle.

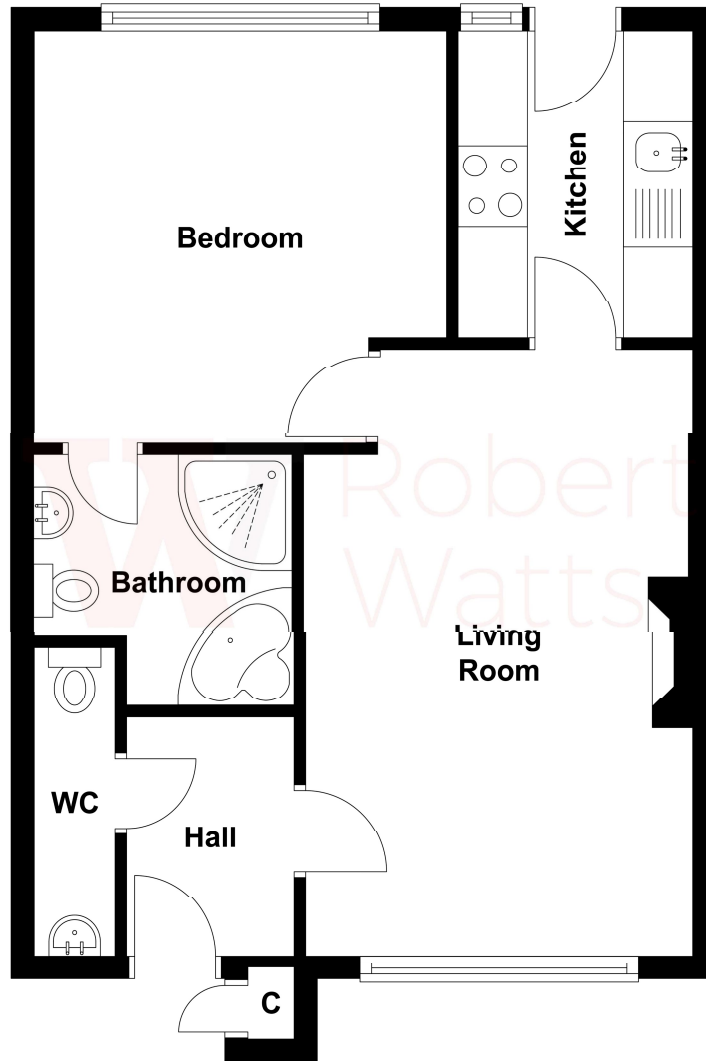
OUTSIDE Cul de sac location. Lovely garden to the back.

TENURE Freehold

COUNCIL TAX BAND A - 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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