



30 Old Lane, Nethertown, Drighlington, West Yorkshire, BD11 1LU

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

Introducing this charming cottage located in a semi-rural and serene setting, presenting an ideal opportunity for those seeking tranquillity and a picturesque lifestyle. Nestled in a sought-after area, this property offers a delightful combination of peaceful surroundings and convenient access to nearby amenities, including the vibrant city of Leeds and the charming village of Drighlington. One of the standout features of this cottage is its beautifully maintained garden, a testament to the care and attention it has received over the years. The garden offers a peaceful sanctuary where you can relax and unwind. From both the front and back you can admire and take in the views. Additionally, the cottage benefits from its sought-after location, offering both the tranquillity of a rural setting and the convenience of being close to urban amenities.

Asking Price £260,000

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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 £420 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 Tiled flooring

KITCHEN DINER 14'7" x 12'7" (4.45m x 3.84m)

Well equipped kitchen with a range of base and wall units, Belfast sink. Wooden worktops. Built in oven, hob and extractor fan. Integrated fridge freezer. Tiled flooring. uPVC doors to the lounge. Useful storage cupboard. Under floor heating.

LOUNGE 14' x 13'5" (4.27m x 4.1m)

uPVC French doors leading to garden. Under floor heating.

LANDING Access to loft. Potential for conversion subject to building regulations.

BEDROOM 1 14' x 13'6" (4.27m x 4.11m)

Good sized Bedroom, with lovely views overlooking the garden.

BEDROOM 2 14'5" x 10' Max (4.4m x 3.05m Max)

Fitted wardrobes. Lovely views over farmland.

SHOWER ROOM/WC Modern white suite. Corner shower cubicle. Vanity sink unit. 1/2 tiled walls and heated towel rail. Under floor heating.

OUTSIDE The real stand out feature of the house is the garden. Meticulously cared for it is a testament to the passion and dedication of its owner, offering a picturesque, beautiful, well stocked and lovingly tended garden that offers breath taking views, tranquillity, and the perfect setting for outdoor relaxation and rejuvenation.

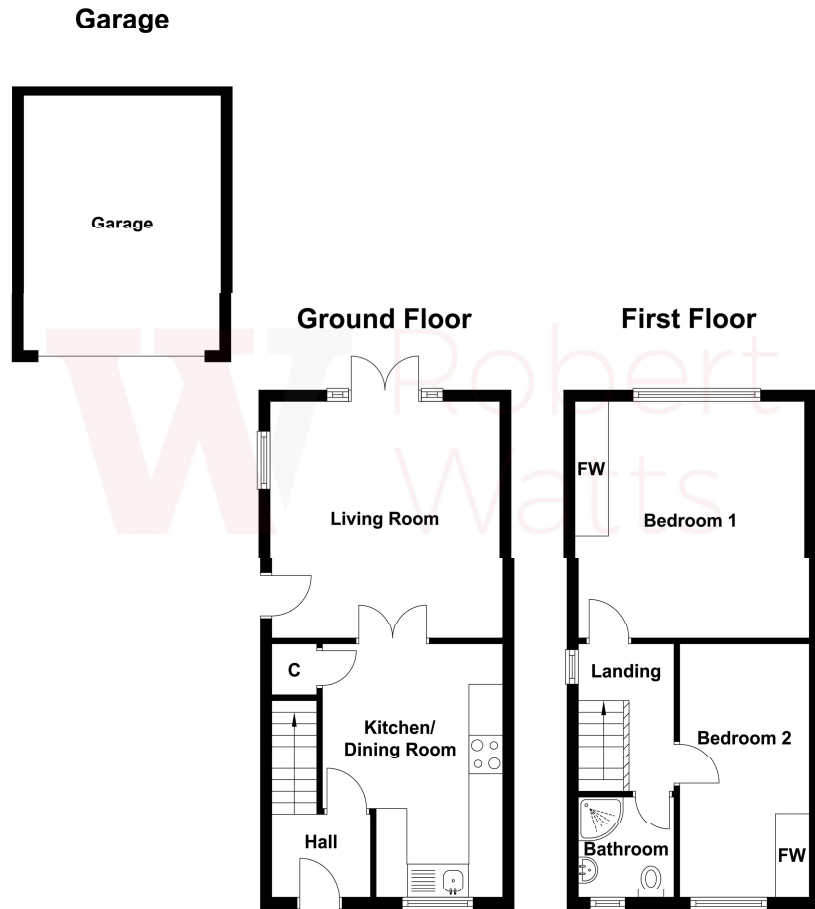
Access via gates to block paved driveway to the side with garage (power and light).

TENURE Freehold

COUNCIL TAX Band B - 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		
(55-68) D	65	
(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	