



129 King Street, Drighlington, West Yorkshire, BD11 1EJ

NO CHAIN: Impressive End Terrace that provides spacious living accommodation. Provides 3 double bedrooms and a super kitchen. Outside is a lovely landscaped garden with parking for 2 cars. Immaculately presented throughout. Ideally located close to Drighlington and offers an easy commute into Leeds and onto the motorway network at J27/M62.

The accommodation comprises: Entrance hall, lounge, dining kitchen, three double bedrooms and bathroom with a four piece suite. Externally there is private parking for two cars at the side of the property and an enclosed garden at the rear.

Asking Price £245,000

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ENTRANCE HALL

LOUNGE 15' x 14'4" max (4.57m x 4.37m max)

Feature fireplace built into chimney breast with log burner fire and brick inset.

DINING KITCHEN 18' x 14'7" (5.49m x 4.45m)

Super sized and impressive kitchen with a well equipped range of units, central island/worktops. Range cooker (electric oven and gas hob). uPVC doors to the garden.

LANDING

BEDROOM 1 15'1" x 15' max (4.6m x 4.57m max)

Good size master bedroom.

DRESSING ROOM 7'4" x 4'6" (2.24m x 1.37m)

Separate room that offers potential to make an en suite.

BEDROOM 2 15'2" x 8'5" max (4.62m x 2.57m max)

BEDROOM 3 10'6" x 9'5" (3.2m x 2.87m)

BATHROOM/W.C Lovely modern suite bathroom suite with 'walk-in' shower. Vanity sink unit. Heated towel rail.

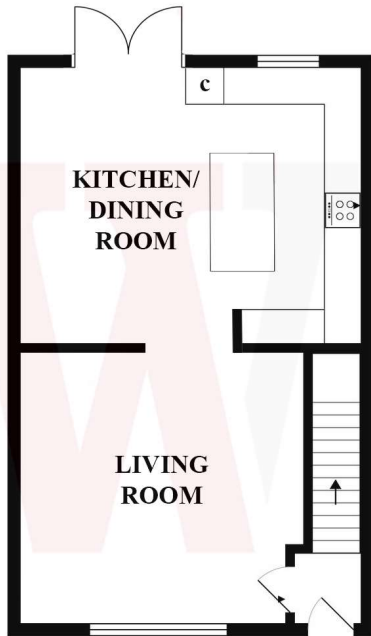
OUTSIDE Externally there is private parking for two cars at the side of the property and an enclosed garden to the rear with a paved patio area, lawn and a further decked area.

TENURE Freehold

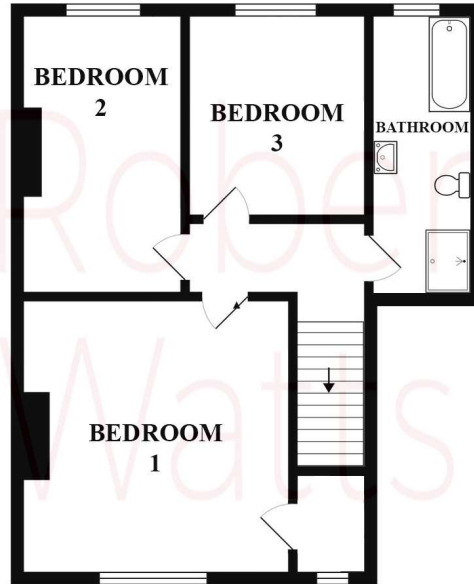
COUNCIL TAX BAND B - Leeds

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.





GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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 | |