



## **25 Hammond Crescent, Drighlington, West Yorkshire, BD11 1AD**

Well appointed TERRACE, which we feel would make a perfect buy for first time buyers. Provides 3 BEDROOMS and is sensibly priced to encourage an early sale. Situated in this ever popular location, close to Drighlington and easy access into Leeds.

The accommodation comprises: Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £180,000**

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## HALLWAY

### LOUNGE 16' x 10'1" Max (4.88m x 3.07m Max)

Fireplace with gas fire

### KITCHEN 11' x 9' (3.35m x 2.74m)

Range of kitchen cupboards, worktops and sink unit. Tiled flooring.

## LANDING

### BEDROOM1 13' x 9' (3.96m x 2.74m)

### BEDROOM 2 10' x 9' (3.05m x 2.74m)

### BEDROOM 3 9' x 6' (2.74m x 1.83m)

**BATHROOM** 3 piece bathroom suite.

**OUTSIDE** Parking with a driveway to the front. Garden to the rear.

**COUNCIL TAX** Band A

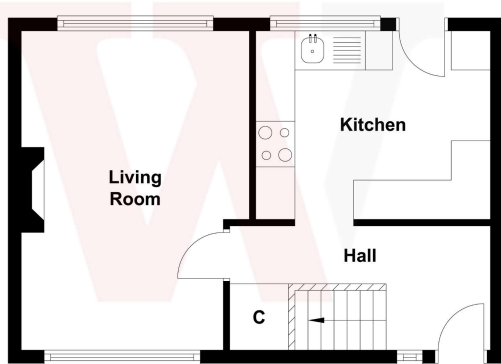
**TENURE** Freehold

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.

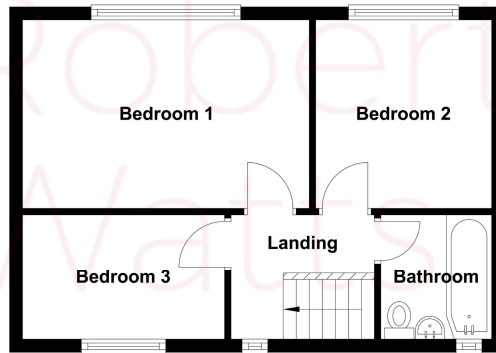




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	