



89 Dean Park Drive, Drighlington, West Yorkshire, BD11 1AW

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

Available with immediate possession is this well presented Dormer Style Semi Detached that forms part of this ever popular development in Drighlington. Occupies a lovely plot position with super open aspect view overlooking fields. Provides 3 bedroomed family sized accommodation, with gardens and good parking. NOT TO BE MISSED.

Asking Price £280,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALL Hallway

LOUNGE 16'11" x 10' (5.16m x 3.05m)

Featured fireplace, sliding patio doors that lead out to the garden. Fireplace with gas fire.

DINING ROOM 11' x 10' (3.35m x 3.05m)

KITCHEN 9'10" x 8' (3m x 2.44m)

Well equipped modern kitchen that has a good range of units and fitted appliances.

SHOWER ROOM Ground floor shower room with walk in shower, fitted vanity unit

LANDING

BEDROOM 1 11' x 10' (3.35m x 3.05m)

BEDROOM 2 8' x 7'11" (2.44m x 2.41m)

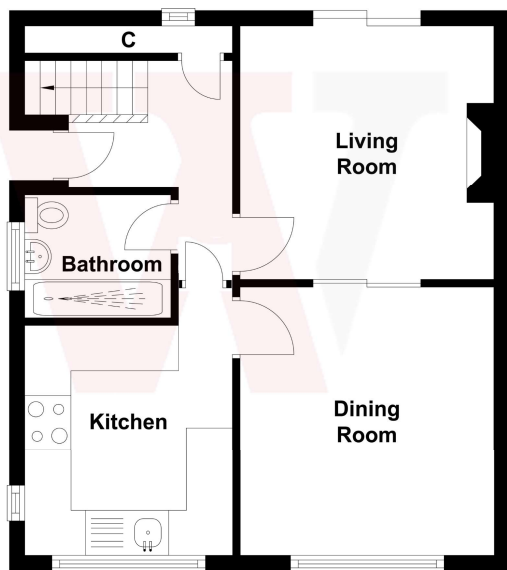
BEDROOM 3 9' x 8' (2.74m x 2.44m)

OUTSIDE Occupies a good sized plot with garden at the front driveway at the side with ample parking. Lovely garden at the back with super views overlooking fields.

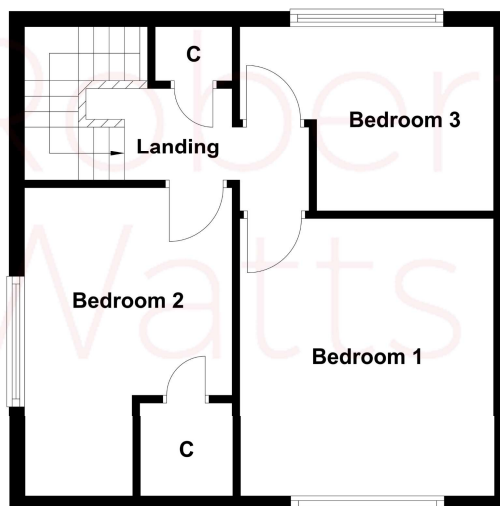
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	85
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 