



38 Paddock Drive, Drighlington, West Yorkshire, BD11 1LB

Well presented Detached that forms part of this ever popular small development. Provides good sized family sized accommodation, with 4 bedrooms and converted garage, that creates an additional living room. Ideally located close to Drighlington Moor and minutes to J27/M62. **NOT TO BE MISSED.**

Offers in the region of £375,000

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HALLWAY

DOWNSTAIRS W.C.

LOUNGE 15'10" x 12' (4.83m x 3.66m)

uPVC French doors leading to:-

CONSERVATORY Doors leading to the garden.

DINING ROOM 10' x 8' (3.05m x 2.44m)

Bi-Folding doors.

KITCHEN 12' x 8' (3.66m x 2.44m)

Well equipped kitchen with a good range of base and wall units, worktops and sink unit. Built in double oven and separate hob.

OFFICE/SITTING ROOM 11' x 7' (3.35m x 2.13m)

Was originally the garage.

LANDING Good sized landing.

BEDROOM 1 14' (4.27) x 11'11" (3.63) exc. wardrobes.

EN-SUITE SHOWER ROOM/W.C Corner shower cubicle and Vanity sink unit. Heated towel rail.

BEDROOM 2 13' x 12' max (3.96m x 3.66m max)

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

BEDROOM 4 8'11" x 8' (2.72m x 2.44m)

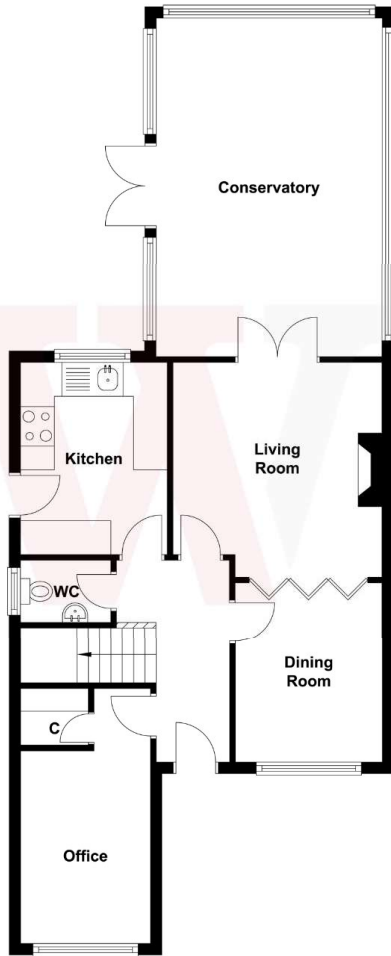
BATHROOM/W.C. White bathroom suite with shower over the bathroom.

OUTSIDE Lovely garden at the back with decking terrace.

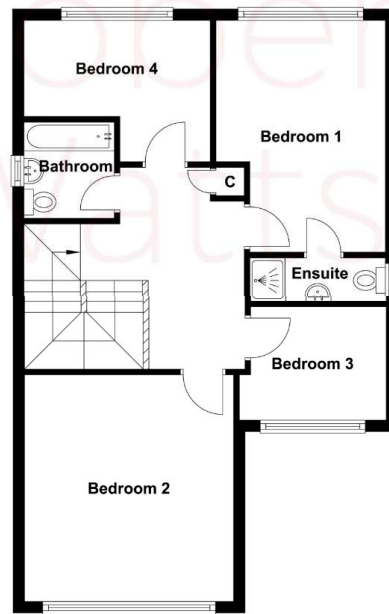
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
(69-80) C	72	84
(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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