



294 Whitehall Road, Drighlington, West Yorkshire, BD11 1BD

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £325,000 + RESERVATION FEE.

Great opportunity to purchase this lovely DETACHED BUNGALOW, that has a really good plot size and position, with GARDENS & DETACHED DOUBLE GARAGE that backs onto OPEN FIELDS.

Offers super potential and scope to EXTEND to make a 3 STOREY 5 BEDROOMED HOUSE, as PLANNING PERMISSION has been granted for the house to extend into roof space and create a SUBSTANTIAL FAMILY HOME. Current planning consent is with Leeds City Council and you advised to check all aspects of this consent prior to bidding/purchase.

Starting Bid £325,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

294 Whitehall Road, Drighlington, West Yorkshire, BD11 1BD

SIDE ENTRANCE PORCH

LOUNGE 15'1" x 13'3" (4.6m x 4.04m)

Feature fireplace with gas fire.

DINING ROOM/SITTING ROOM 13'5" x 11'9" (4.1m x 3.58m)

Double doors leading to the Lounge.

KITCHEN 11'5" x 9'8" (3.48m x 2.95m)

Well equipped modern kitchen with a range of base and wall units, worktops and sink unit. Built in oven, microwave and Induction hob. Tiled floor.

INNER HALL

BEDROOM 1 11'10" x 11'6" (3.6m x 3.5m)

Built in wardrobes.

BEDROOM 2 15'1" x 8' (4.6m x 2.44m)

Built in wardrobes.

SHOWER ROOM/W.C. Corner shower cubicle.

OUTSIDE The property occupies a generous plot with is accessed via electrically operated gated which lead to a driveway providing ample private parking and a detached double garage. To the front of the property there is a lawned garden with planted borders and mature hedging. The rear has a lawned garden with an open aspect onto farmland.

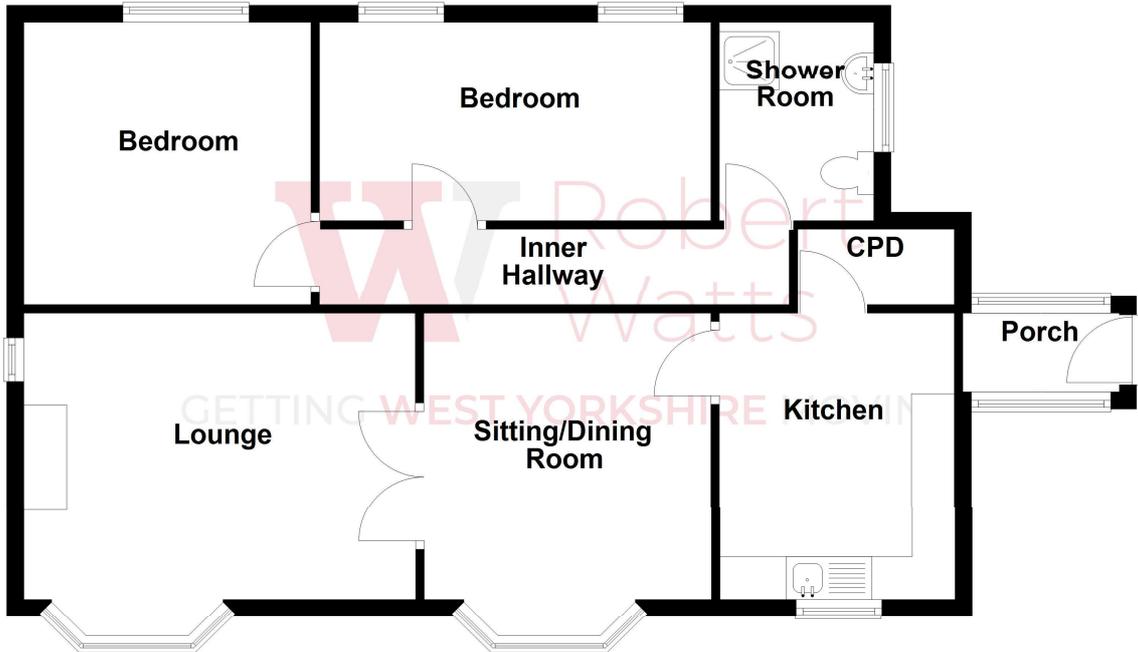
PLANNING PERMISSION Current planning consent has been obtained. Leeds City Council. Reference 24/05628/FU. Any changed or consents must be obtained by further planning consents etc`

AUCTIONEERS COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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



294 Whitehall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWestateAgents
 @robertwatts_

arla | propertymark naea | propertymark