



2 Chestnut Close, Drighlington, West Yorkshire, BD11 1FJ

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

Impressive modern detached that forms part of this ever popular and sought after site by Miller Homes. Immaculately presented offering "show home" standard family 4 bedroomed sized accommodation. The property has had many upgrades and extras and has a super fitted 26 foot kitchen/family room. To the outside, lovely enclosed landscaped garden, along with parking and garage. A detailed viewing is essential to fully appreciate.

Asking Price £445,000



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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

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 14' x 9'10" (4.27m x 3m)

KITCHEN/FAMILY ROOM 26' x 9'11" (7.92m x 3.02m)

Impressive and super-sized 26 foot kitchen/family room that is the central hub for the house. Benefits from a superb fitted kitchen that had many upgrades and extras that includes integrated double oven, microwave, hob and fridge/freezer. Fully tiled flooring and uPVC French doors to the back garden.

UTILITY ROOM 6' x 5' (1.83m x 1.52m)

With section units and worktops. Leading to the back garden.

OFFICE 9' x 7' (2.74m x 2.13m)

Very useful room that can be used as an office or as play room etc.

FIRST FLOOR

LANDING Built in airing cupboard

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

Dressing room with fitted wardrobes

EN SUITE White suite with shower cubicle, tiled walls and floor

BEDROOM 2 12' x 9' (3.66m x 2.74m)

BEDROOM 3 10' x 9' (3.05m x 2.74m)

Fitted wardrobes

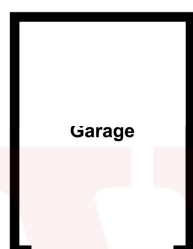
BEDROOM 4 8' x 7' (2.44m x 2.13m)

BATHROOM White bathroom suite with shower cubicle, tiled walls and floor

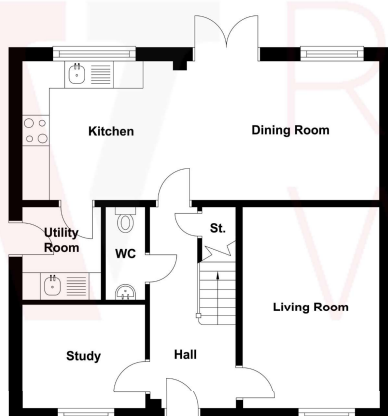
OUTSIDE Set back from the street, with drive way and garage to the front. At the back, lovely and enclosed landscaped garden. This includes lawned garden/play area and flagged patio terrace. A real delight!

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

