



2 Valley Court, New Lane, Drighlington, West Yorkshire, BD11 1NH

NO CHAIN: Sensibly priced to encourage a sale.

Beautifully presented TOWN HOUSE, situated in this super location between Drighlington and Gildersome and close to Leeds City Centre. Provides 3 BEDROOMS + EN SUITE, with lovely GARDENS, GARAGE & PARKING.

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

Asking Price £245,000

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GROUND FLOOR

ENTRANCE HALL Entrance Hall

LOUNGE 16' x 13'2" (4.88m x 4.01m)

French doors to garden

KITCHEN 16' x 9'9" (4.88m x 2.97m)

Well equipped kitchen with a good range of wall and base units, built in oven and hob and integral fridge freezer

FIRST FLOOR

MASTER BEDROOM 13'1" x 8'10" (4m x 2.7m)

BEDROOM 2 12'7" x 8'5" (3.84m x 2.57m)

BEDROOM 3 9'10" x 6'5" (3m x 1.96m)

EN SUITE SHOWER ROOM/W.C. En Suite Shower Room/W.c.

BATHROOM Three piece bathroom suite

OUTSIDE Externally the rear garden is terraced, with a patio to the top level and a lawn in the middle. A good-sized lower-level patio complements the terraces and is an ideal space for relaxing or barbecuing. To the front of the property there is a small garden and the property has an allocated parking spot in addition to a single garage having light and power.

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.





2 Valley Court

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	76	
(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	