



16 Walton Garth, Drighlington, West Yorkshire, BD11 1HW

CORNER PLOT: Well appointed Extended Detached that we feel would make an ideal family home and is sensibly priced to allow for cosmetic improvements. Occupies an enviable corner plot with a lovely good sized garden. Offers vast potential for further extensions (subject to the relevant planning consents). Situated in this ever popular location within in a cul de sac. Early viewing highly recommended.

Asking Price £315,000

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PORCH

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 13'10" (4.22) x 11'10" (3.6) approx. open to Kitchen

Brick fire place.

DINING KITCHEN 16'10" x 10' (5.13m x 3.05m)

Open plan Kitchen with range of units and breakfast bar. Built in oven and hob. Patio doors leading to the Conservatory.

CONSERVATORY 22'1" (6.73) x 13' (3.96) approx.

Good sized room, currently used as a Dining Room and backing onto the garden.

BEDROOM 4/ STUDY 19' x 9' (5.8m x 2.74m)

Was built to provide an additional living room and was used as an office/study. In recent years has been used as a ground floor bedroom.

UTILITY ROOM Leading to Integral Garage.

DOWNSTAIRS WC

LANDING

BEDROOM 1 11' x 9' (3.35m x 2.74m)

BEDROOM 2 8'11" x 8' (2.72m x 2.44m)

BEDROOM 3 6' (1.83) x 6' (1.83) + stair head

Wardrobe.

BATHROOM White bathroom suite with shower over the bath.

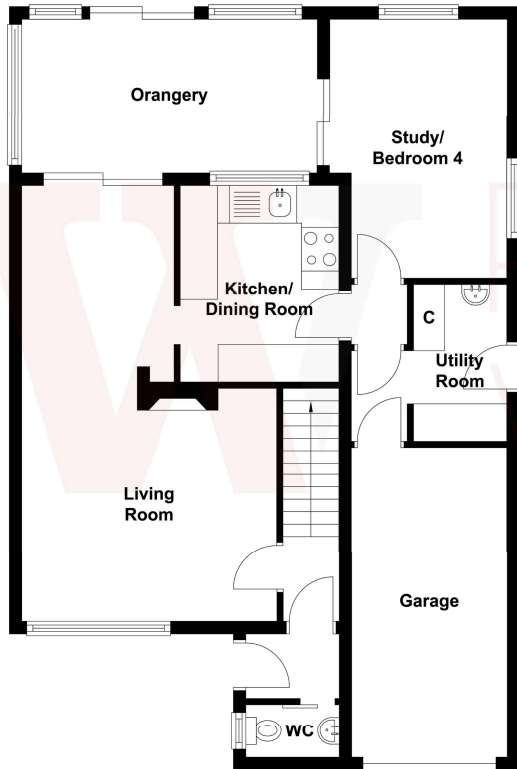
OUTSIDE Set within a cul de sac and occupies a larger than average overall plot. With gardens to 3 sides, it certainly offers vast scope for extensions to both the side and rear elevations (subject to the relevant planning consents) Open plan garden to the front with drive, leading to the integral garage. Lovely family sized lawned garden to the back and side.

NB Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

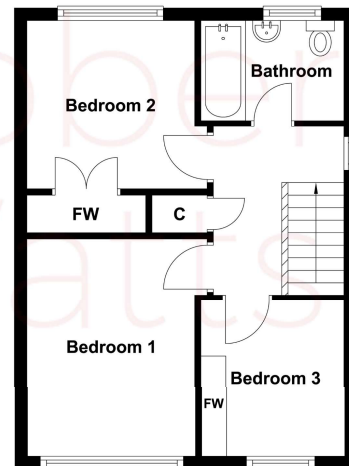
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		