



7 Autumn Close, Drighlington, West Yorkshire, BD11 1EF

Immaculate modern End Town House (1 of 3), that we feel would make an ideal buy for first time buyers. Provides 2 Bedrooms and forms part of this ever popular and sought after site by Miller Home. Ideally located in Drighlington Village and a short commute into Leeds City Centre. Early viewing is essential.

The accommodation comprises: Entrance Hall, WC, Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £235,000

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ENTRANCE HALL

DOWNSTAIRS WC/CLOAKROOM

LOUNGE 13' (3.96) x 9' (2.74) + Open staircase

KITCHEN/DINER 14' x 8' (4.27m x 2.44m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob. Integrated fridge freezer, washer/dryer and dishwasher. Upvc French doors leading to the garden.

LANDING

BEDROOM 1 14' x 10' Max (4.27m x 3.05m Max)

BEDROOM 2 9' x 6' Max (2.74m x 1.83m Max)

BATHROOM Modern 3 piece white bathroom suite. Shower over the bath.

OUTSIDE Occupying a cul de sac position with 2 parking bays and an EV charger. Lovely enclosed garden to the rear.

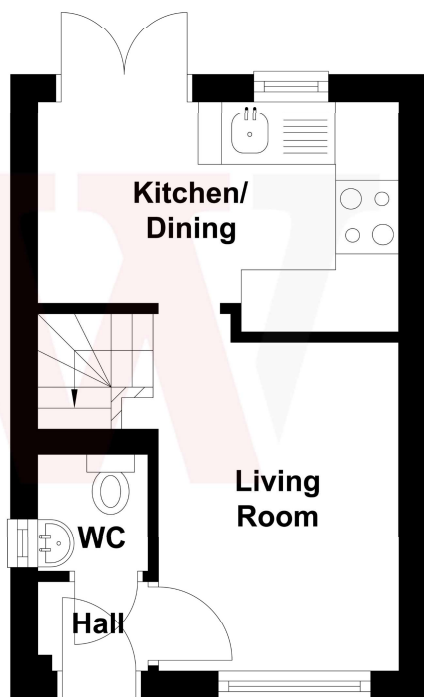
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

SOLAR PANELS The Solar panels are owned and not leased and are part of the sale of the house. We are informed by our client, they generate approx. £220 per year. However, any interested party is advised to confirm this before proceeding.

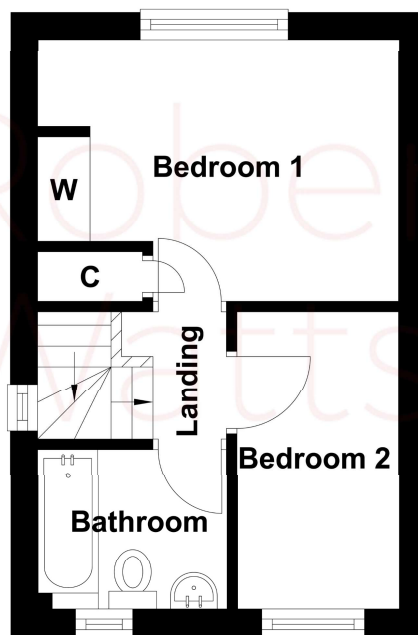
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	97 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		