



1 Rectory Drive, Birstall, West Yorkshire, WF17 0PL

EXTENDED

Do not miss this impressive extended 3 bedroomed Semi Detached that has been much improved in recent years to provide a lovely family home. Having a rear extension with Sun Room and a super open plan Kitchen. Situated in this sought location within easy access of local amenities, schools and Birstall town centre.

The accommodation comprises dining kitchen, utility room, guest cloak/wk., sun room, lounge, three bedrooms, family bathroom.

Asking Price £255,000

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SIDE ENTRANCE HALL

LOUNGE 13' (3.96) x 12' (3.66) + chimney breast

DINING KITCHEN 18' x 10'10" (5.49m x 3.3m)

Super open plan kitchen, with a range of modern base and wall units with complementary work surfaces and tiled splash back, integrated electric oven and electric hob.

SUN ROOM 8' x 6'11" (2.44m x 2.1m)

LANDING Access to loft via pull down loft ladder with Velux roof light.

BEDROOM 1 12' (3.66) x 8'10" (2.7) + wardrobes

Fitted wardrobes.

BEDROOM 2 11' x 10' (3.35m x 3.05m)

BEDROOM 3 9' x 7' max (2.74m x 2.13m max)

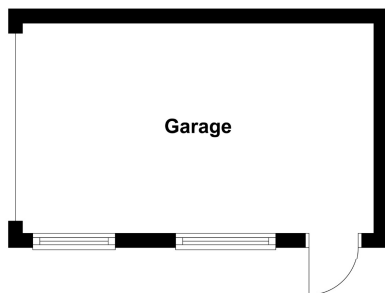
SHOWER ROOM/W.C Lovely, modern room with 'walk-in' shower. Vanity sink unit.

OUTSIDE The property occupies a good-sized corner plot with lawned gardens to front and side, mature hedges. To the rear is a drive which gives access to the detached garage. The garage has power and light and courtesy door to side which gives access to an enclosed low maintenance rear garden with artificial lawn.

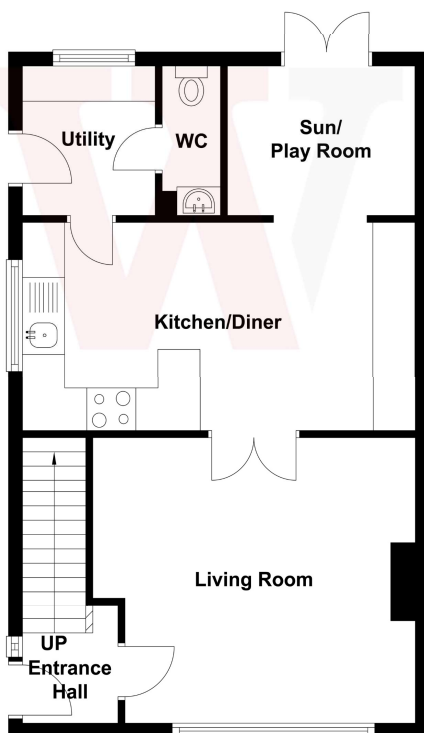
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

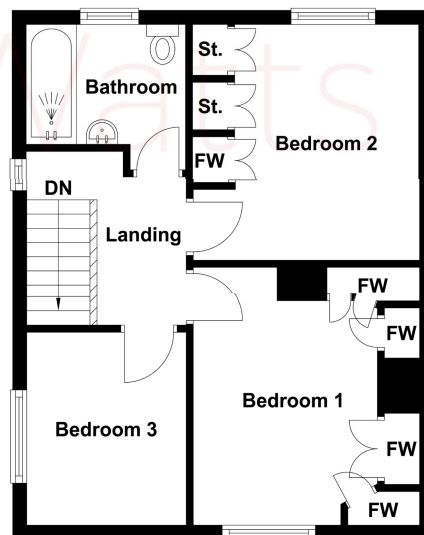




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		