

**5 Vine Road, Drighlington, West Yorkshire, BD11 1FD**

4 BEDROOMED FAMILY HOME.

Do not miss out on this super MODERN SEMI DETACHED, that is DIFFERENT to other Semi Detached's on the development as this has been changed to make it 4 BEDROOMS. The property forms part of this ever popular Miller Homes development. Ideally located for commute into Leeds and easy access to J27/M62/M1.

The accommodation comprises: Hallway, WC, Kitchen, Lounge/Diner, 4 Bedrooms & Bathroom.

**Asking Price £280,000**

# 5 Vine Road, Drighlington, West Yorkshire, BD11 1FD

## HALLWAY

## DOWNSTAIRS W.C.

### LOUNGE/DINER 16' x 14' (4.88m x 4.27m)

Good sized room with built in cloaks cupboard. uPVC French doors leading to the garden.

### KITCHEN 10' x 7' (3.05m x 2.13m)

Well equipped kitchen including base and wall units, worktops and sink unit. Built in oven and hob.

**LANDING** Useful storage cupboard.

### BEDROOM 1 10' x 8' (3.05m x 2.44m)

### BEDROOM 2 10'10" x 7' (3.3m x 2.13m)

### BEDROOM 3 7' x 6' (2.13m x 1.83m)

### BEDROOM 4 6' x 6' (1.83m x 1.83m)

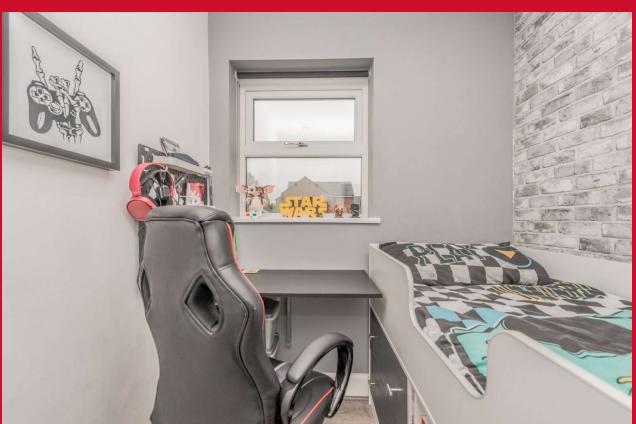
**BATHROOM/W.C.** White bathroom suite with shower over the bath. Heated towel rail.

**OUTSIDE** Garden at the front. Driveway/parking to the side. At the back, there is a pleasant enclosed garden.

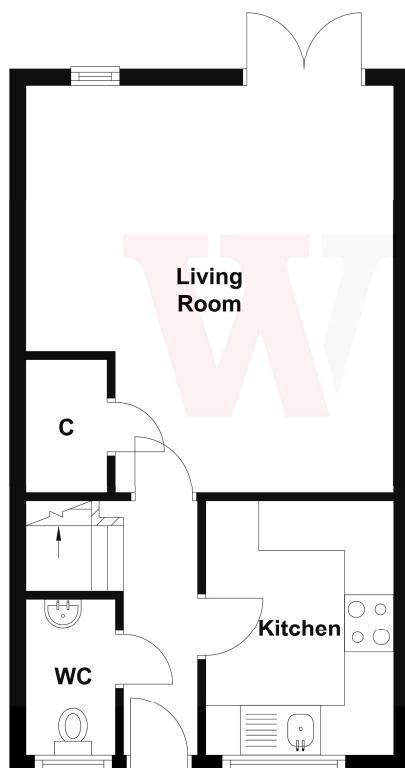
**SERVICE CHARGE** Please be aware, there are service charges payable, we are currently waiting for the Seller to confirm the charge.

**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.

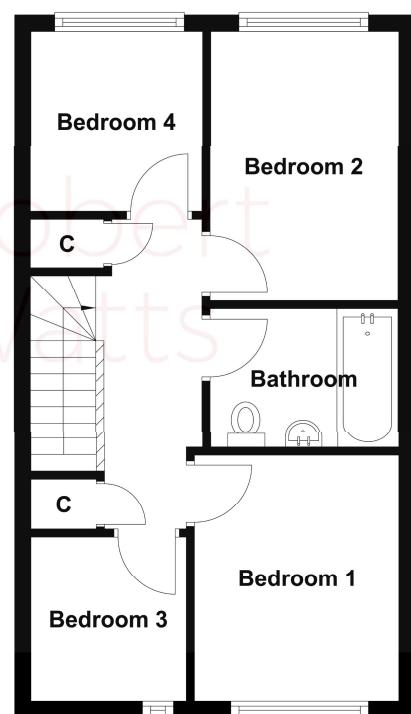
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** RW Estate Agents **t** @robertwatts\_

arla | propertymark naea | propertymark