



8 Beechwood Grove, Drighlington, West Yorkshire, BD11 1AH

4 BEDROOMED FAMILY HOME WITH LANDSCAPED GARDEN.

Very well presented Semi Detached that has been enhanced in recent years with a loft conversion to provide a family sized 4 Bedroomed family home. Occupies a cul de sac position and situated in this highly sought after location, allowing easy access to Leeds City Centre and minutes to J27/M62/M1. To the outside is a delightful, landscaped super sized garden that is perfect for outdoor entertaining and leisure. A detailed viewing is essential to fully appreciate.

Asking Price £325,000

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HALLWAY

DOWNSTAIRS WC

LOUNGE 11'11" x 10' (3.63m x 3.05m)

Feature bespoke display cabinet to chimney breast, with decorative fireplace.

CONSERVATORY 17'10" (5.44) x 8'9" (2.67) approx.

A spacious Conservatory with tiled floor, a central heating radiator and French doors leading out to the rear garden.

KITCHEN DINER 15'11" x 11' (4.85m x 3.35m)

A good range of base and wall mounted units, work surfaces with tiled surrounds, inset sink with mixer tap, range cooker, chimney style extractor hood, plumbing for a dishwasher, wood flooring, a fireplace incorporating a living flame gas fire and a useful utility area in the understairs cupboard which has plumbing for an automatic washing machine.

SIDE PORCH With a door leading into the Kitchen.

LANDING

BEDROOM 1 12' x 10' (Max) (3.66m x 3.05m (Max))

BEDROOM 2 9' x 8' (2.74m x 2.44m)

BEDROOM 3 6'11" x 6' (2.1m x 1.83m)

BATHROOM Modern white suite with a shower over the bath. Vanity sink unit, heated towel rail.

TOP FLOOR Top floor loft conversion/bedroom 4, with velux window.

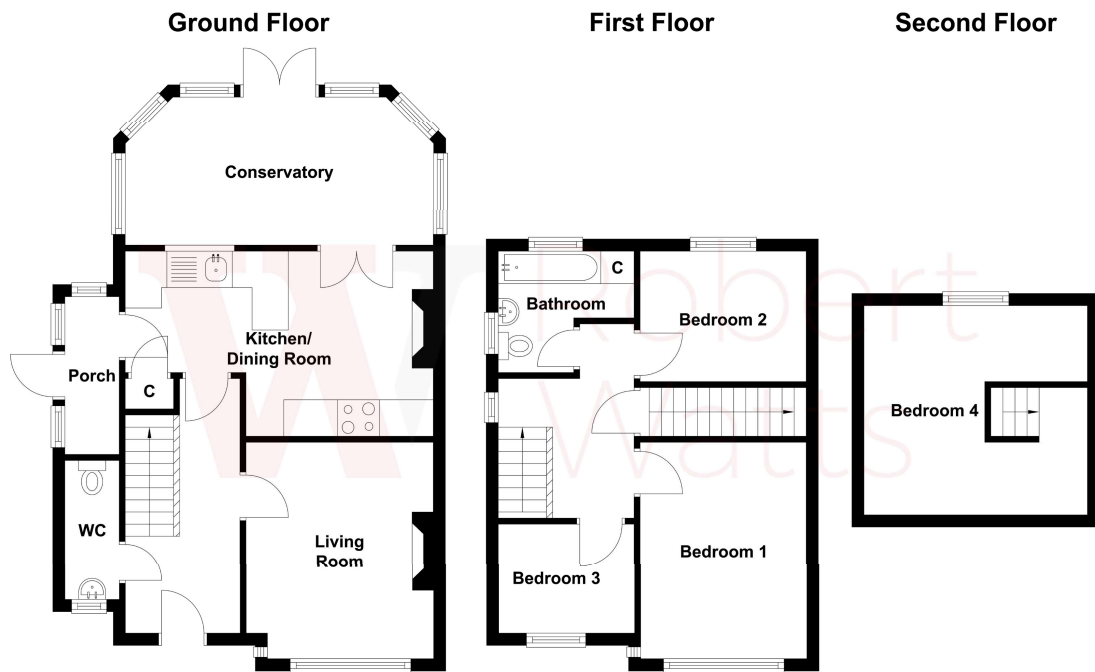
BEDROOM 4 11'1" x 10'7" (3.38m x 3.23m)

OUTSIDE Occupying a cul de sac position with block paved driveway at the front for 2 cars. At the back is a super sized landscaped garden with artificial grass. Further benefits are a purpose built Pergola and designated enclosed gravelled "market garden" This is a perfect outdoor space for families and for entertaining.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		