



4 Paddock Close, Drighlington, West Yorkshire, BD11 1LD

4 BEDROOMS:

Do not miss this very well presented DETACHED, forming part of this ever popular development. The house provides FAMILY SIZED accommodation, with 4 BEDROOMS & SUPER CONSERVATORY. Outside is a lovely back garden and integral garage. Ideally located close to Drighlington Moor and minutes to J27 Retail Park and all commuter networks

The accommodation comprises: Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, 4 Bedrooms, En Suite & Bathroom.

Asking Price £395,000

4 Paddock Close, Drighlington, West Yorkshire, BD11 1LD

ENTRANCE PORCH

HALLWAY

DOWNSTAIRS W.C.

LOUNGE 15' x 12' max (4.57m x 3.66m max)

'Hole in the wall' gas fire. uVPC French doors leading to:-

DINING ROOM 10 x 8' (10 x 2.44m)

KITCHEN 13' (3.96) x 8' (2.44) approx. open to the Conservatory

Well equipped kitchen with a good range of units, worktops and sink unit. Built in double oven and hob.

CONSERVATORY/LIVING ROOM 18' x 11' (5.49m x 3.35m)

Good sized conservatory, used as an extra living room/dining room.

UTILITY ROOM 6'11" x 4'11" (2.1m x 1.5m)

Access to integral garage.

LANDING

MASTER BEDROOM 14' x 9' (4.27m x 2.74m)

Fitted wardrobe and bedroom furniture to 3 walls.

EN-SUITE SHOWER ROOM/W.C

BEDROOM 2 13' x 12' (3.96m x 3.66m)

BEDROOM 3 9' x 8' (2.74m x 2.44m)

BEDROOM 4 9' x 6' (2.74m x 1.83m)

BATHROOM/W.C White bathroom suite. Heated towel rail.

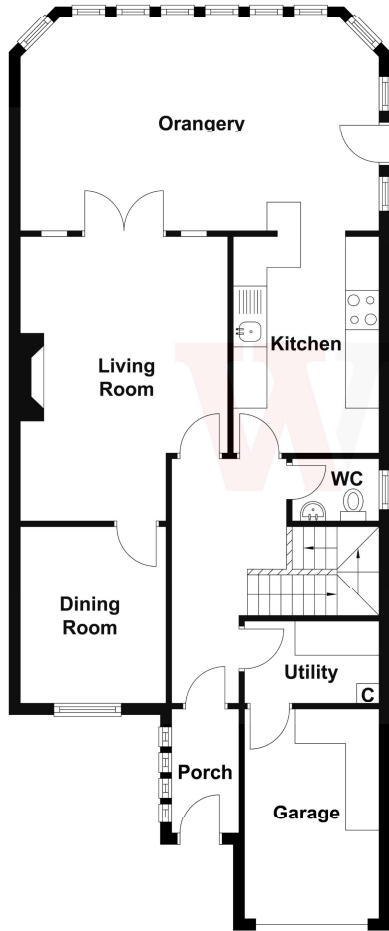
OUTSIDE Cul-de-sac position. Garden to front. Blocked paved driveway to INTEGRAL GARAGE.

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.

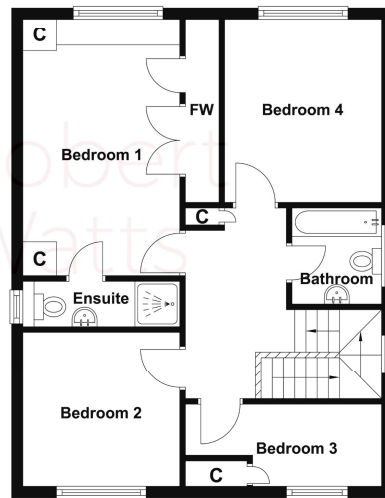
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		