



5 Dreslinton Close, Nethertown, Drighlington, West Yorkshire, BD11 1GB

BEAUTIFUL MODERN FAMILY HOME.

Do not miss out on this impressive Detached that was built in 2025 and forms part of this exclusive small development. Providing 4 Bedrooms, the house is would make an ideal family home and is very well presented throughout. Key features include a super kitchen/family room, underfloor heating to the ground floor, solar panels and a lovely good sized garden.

Situated off Old Lane, Nethertown is a lovely semi-rural location and is ideally positioned offering an easy commute into Leeds city Centre.

Asking Price £460,000

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HALLWAY With underfloor heating. Storage cupboard

DOWNSTAIRS WC

LOUNGE 19' x 10'10" (5.8m x 3.3m)

Underfloor heating.

KITCHEN / FAMILY ROOM 24' x 13' (7.32m x 3.96m)

The heart of the property is undoubtedly the impressive kitchen/family room. This superb living space has been designed for both everyday family life and entertaining with bi folds doors views overlooking the garden. Furnished with a well-equipped range of units, with fitted appliances. Complimented with central island/breakfast bar. Underfloor heating.

LANDING Access to the loft with loft ladders

MASTER BEDROOM 12' x 8' (3.66m x 2.44m)

EN SUITE SHOWER ROOM With corner shower cubicle. Vanity sink unit and heated towel rail.

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

BEDROOM 3 13' x 6' (3.96m x 1.83m)

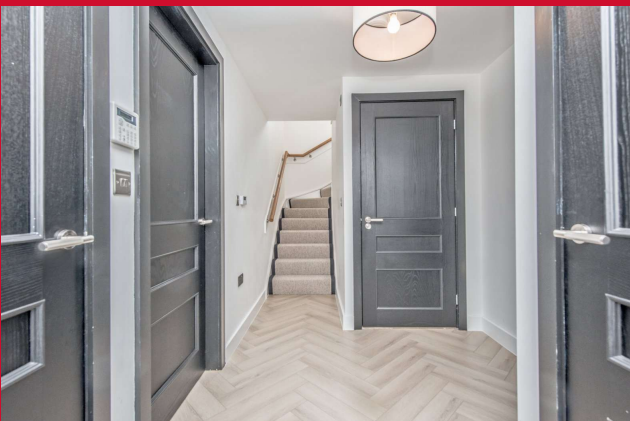
BEDROOM 4 10'11" x 8' (3.33m x 2.44m)

HOUSE BATHROOM Lovely house bathroom with white suite. Vanity sink unit and shower over bath.

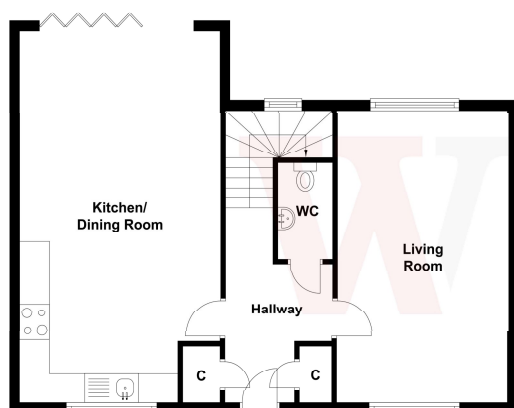
OUTSIDE Garden area to the front, with block paved driveway and feature car port. At the back is a generous sized enclosed lawned garden along with flagged patio terrace. EV Charging point.

PLEASE NOTE 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.

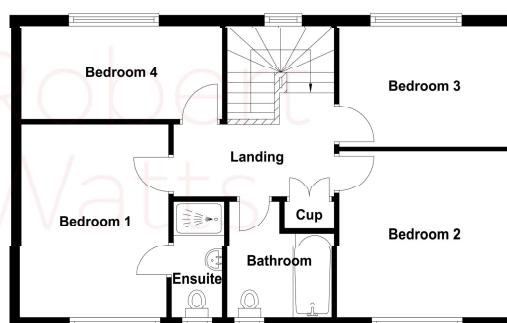
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		