



## 11 Moorside Road, Drighlington, West Yorkshire, BD11 1ER

IMPRESSIVE FAMILY HOME.

As super opportunity arisen to purchase this impressive Modern Semi Detached that has 3 Bedrooms + En Suite. Built in 2020 and part of this small, select development of only 3 houses. The property offers a good sized footprint with accommodation arranged over three storeys with ground floor Utility Room and Shower Room/WC.

Located in this highly desirable location offering easy access to the M62/M1 & all commuter links.

**Asking Price £325,000**

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**GROUND FLOOR** Composite door.

**HALLWAY** Useful understairs storage.

**UTILITY ROOM 10'1" x 6'1" (3.07m x 1.85m)**

'High Gloss' base and wall unit, worktop and sink unit.

**SHOWER ROOM/W.C. 9'6" x 5'9" (2.9m x 1.75m)**

White suite with corner shower cubicle.

**FIRST FLOOR**

**LOUNGE 14'8" x 10'8" (4.47m x 3.25m)**

**DINING KITCHEN 17' x 10'9" max (5.18m x 3.28m max)**

Impressive kitchen with a range of 'High Gloss' base and wall units, worktops and sink unit. Integrated fridge and freezer, built in oven, hob and extractor fan. uPVC French doors leading to the rear garden.

**TOP FLOOR**

**LANDING** 2 built in storage cupboards. Loft with double insulation.

**MASTER DOUBLE BEDROOM 11'4" X 10'8"**

**EN-SUITE SHOWER ROOM/W.C 8'6" x 3'2" (2.6m x 0.97m)**

White suite with corner shower cubicle. Tiled walls and flooring.

**DOUBLE BEDROOM 2 11' x 8'2" (3.35m x 2.5m)**

**BEDROOM 3 8'4" x 7'4" (2.54m x 2.24m)**

**BATHROOM/W.C. 5'8" x 5'4" (1.73m x 1.63m)**

White bathroom suite with fitted vanity sink unit, shower over the bath. Heated towel rail.

**OUTSIDE** Block paved driveway leading to INTEGRAL GARAGE with electric operated door. Please note the garage has been partitioned to create an office room. However this can easily be removed. At the back is a lovely landscaped, split levelled garden with decking terrace and artificial grass.

**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.





11 Moorside Road

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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