



9 Moorside Road, Drighlington, West Yorkshire, BD11 1ER

SUPER LANDSCAPED GARDEN.

Impressive modern Detached which forms part of this small, select development of only 3 houses built in 2019. The property is perfect for families and offers a good sized footprint with living space arranged over three floors. The accommodation includes 4 bedrooms with en suite and a ground floor office and utility room. To the outside is a super landscaped garden to both the back and side, along with good parking and integral garage.

Situated this highly desirable location, close to Drighlington Village and offering easy access to the M62/M1 & all commuter links.

Asking Price £387,500

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GROUND FLOOR

HALLWAY Composite door

OFFICE/STUDY 8'3" x 6'7" (2.51m x 2m)
Ground floor Office

UTILITY ROOM 9'2" x 8'2" (2.8m x 2.5m)
With useful understairs storage

DOWNSTAIRS W/C 9'7" x 3'5" (2.92m x 1.04m)

1ST FLOOR

LOUNGE 13'9" x 11'4" (4.2m x 3.45m)

DINING KITCHEN 22'7" x 10'1" (6.88m x 3.07m)
Impressive and spacious Dining 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. Bi-Folding doors to the rear garden.

BEDROOM 4 8'3" x 6'8" (2.51m x 2.03m)

TOP FLOOR

MASTER BEDROOM 12' x 11'11" (3.66m x 3.63m)

EN SUITE SHOWER ROOM - W/C 8'3" x 2'9" (2.51m x 0.84m)
White suite with corner shower cubicle and floating vanity sink unit.

BEDROOM 2 14'4" x 9'6" (4.37m x 2.9m)

BEDROOM 3 8'3" x 8'1" (2.51m x 2.46m)

BATHROOM White bathroom suite with vanity sink unit. Tiled walls and vertical radiator.

EXTERIOR Occupying the largest plot, with good parking leading to the integral garage (electric door). Super and impressive landscaped garden to side and rear with artificial grass and composite decking terrace.

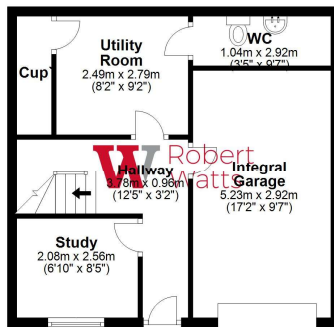
DIRECTIONS From Leeds, take A58 Whitehall Road proceed towards Drighlington. At the traffic lights, turn left into King Street and as road bears left, turn right into Moorside Road. The new properties can be found on the left hand side.

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.

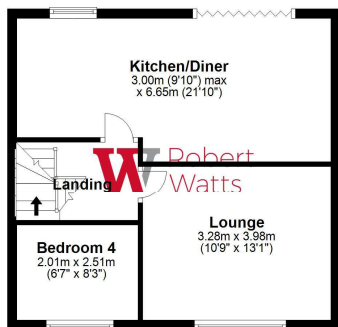
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Approx. 40.7 sq. metres (438.0 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.0 sq. feet)



Second Floor
Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 126.3 sq. metres (1359.9 sq. feet)

Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.

Plan produced using PlanUp.
9 Moorside Road

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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