



91 Whitehall Road, Drighlington, West Yorkshire, BD11 1LN

SALE READY - QUICKER COMPLETION: Ask for more information.

Well presented Semi Detached that we feel is likely to favour first time buyers or downsizers. Provides 3 Bedrooms and is situated in this popular part of Drighlington and offers a good commute into Leeds City Centre.
NOT TO BE MISSED.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £249,000

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SALE READY LEGAL PACK This property benefits from a Sale Ready legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

LOUNGE 13' x 12' max (3.96m x 3.66m max)

Feature fireplace.

KITCHEN 13' x 10' (3.96m x 3.05m)

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

SIDE ENTRANCE

LANDING

BEDROOM 1 10' x 9' max (3.05m x 2.74m max)

BEDROOM 2 12' x 9' (3.66m x 2.74m)

BEDROOM 3 6' x 5'11" (1.83m x 1.8m)

BATHROOM White bathroom suite with heated towel rail

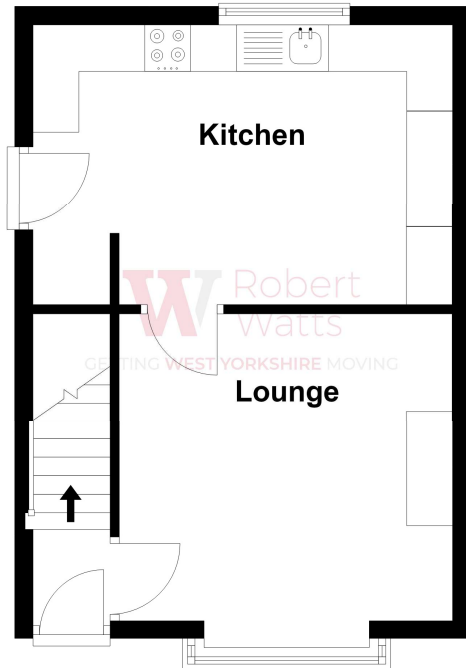
OUTSIDE Garden at the front, with driveway and parking. Pleasant garden at the back.

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.

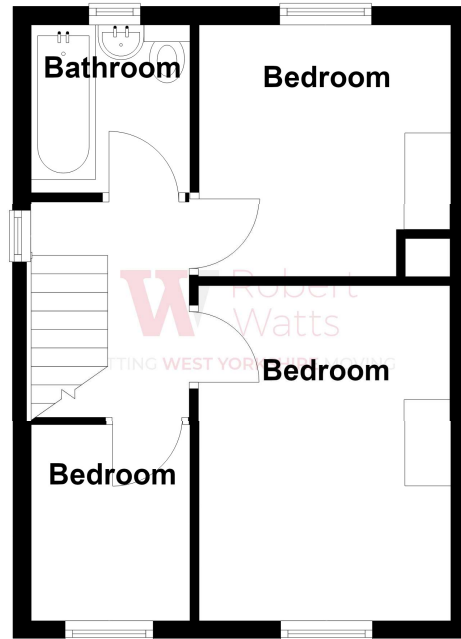
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



91 Whitehall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		