Robert Watts

GETTING WEST YORKSHIRE MOVING

50 Hammond Crescent, Drighlington, West Yorkshire, BD11 1AD

EXTENDED FAMILY HOME.

Well presented Extended Semi Detached that provides 3 Bedroomed accommodation. The property is situated in this understandably sought after location. Occupies a larger than average plot position, with ample parking to the front with attached garage. the property is situated in this understandably sought after location, close to Leeds and all major commuter networks, including J27/M62 and M1.

The accommodation comprises: Entrance porch, hallway, wc, lounge, dining room, kitchen, 3 bedrooms and bathroom.

Asking Price £255,000

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ENTRANCE PORCH

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 16'3" x 12'1" (4.95m x 3.68m)
Feature fireplace with a built in gas fire. Sliding patio doors leading to the garden.

DINING ROOM 10'9" x 6'11" (3.28m x 2.1m)

KITCHEN 9'2" x 6'9" (2.8m x 2.06m)
Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan.

LANDING Access to a boarded loft via a pull down loft ladder.

DOUBLE BEDROOM 1 11' x 11'2" Max (3.35m x 3.4m Max)
Fitted wardrobes

DOUBLE BEDROOM 2 11' x 9'2" (3.35m x 2.8m)

BEDROOM 3 7'7" (2.3) x 7'2" (2.18) + recess

BATHROOM 7'11" x 5'6" (2.41m x 1.68m)
3 piece white bathroom suite.

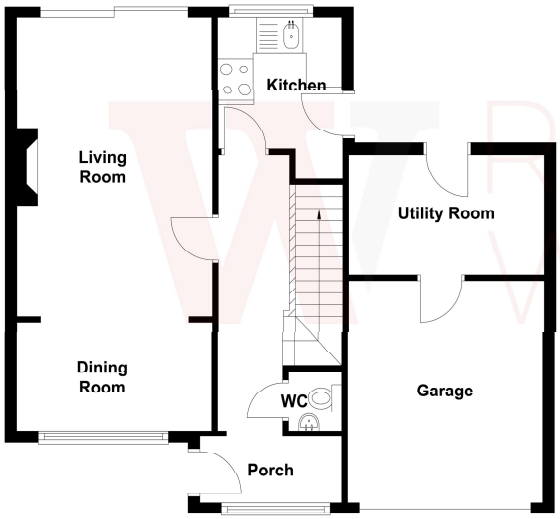
OUTSIDE To the front of the property there is ample off road parking, grass lawn area with mature borders and planting. To the rear of the property there is an enclosed garden with decking patio area, grass lawn and mature borders. Access to the study/ office and garage.

Office / Study
Located to the rear of the garage ideal home office or study. Garage- Forming part of the extended part of the house with power and lighting.

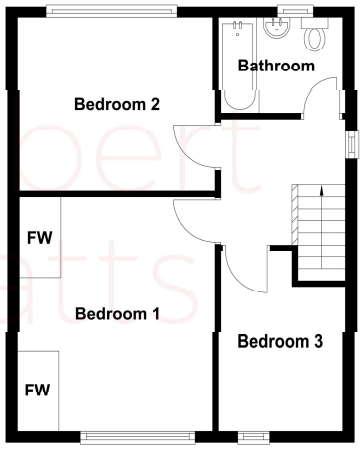
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

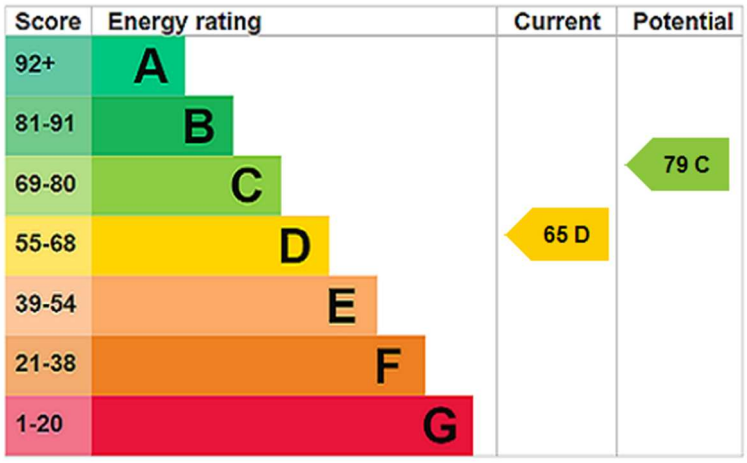
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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





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