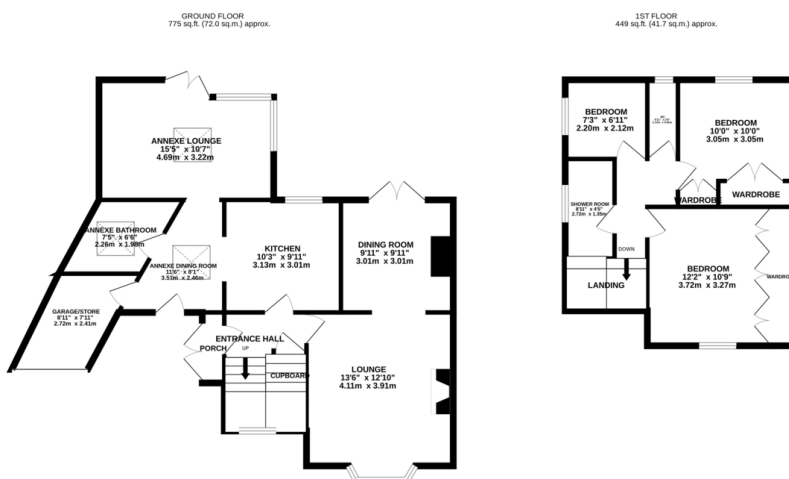




FOR SALE

3 Bed Semi-Detached House in Ambergate Drive, Birstall, LE4 3GD
£380,000

Immaculate semi detached property occupying a corner plot. The current owner has added an annexe style extension to the side of the property. This area could easily be fully dosed off and become a fully enclosed annexe as it already has it's own private entrance door. The accommodation comprises (main house) entrance hall, lounge, dining room, kitchen, three bedrooms, shower room, separate w.c., ample off road parking and rear garden. The annexe part of the property has lounge, dining area, bathroom and store which could be converted to a bedroom (subject to the



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

EPC to follow

- Corner Plot
- Semi Detached
- Potential Annexe
- Three Main Bedrooms
- Two Bathrooms
- Four Reception Rooms
- Off Road Parking
- Immaculate Throughout

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

