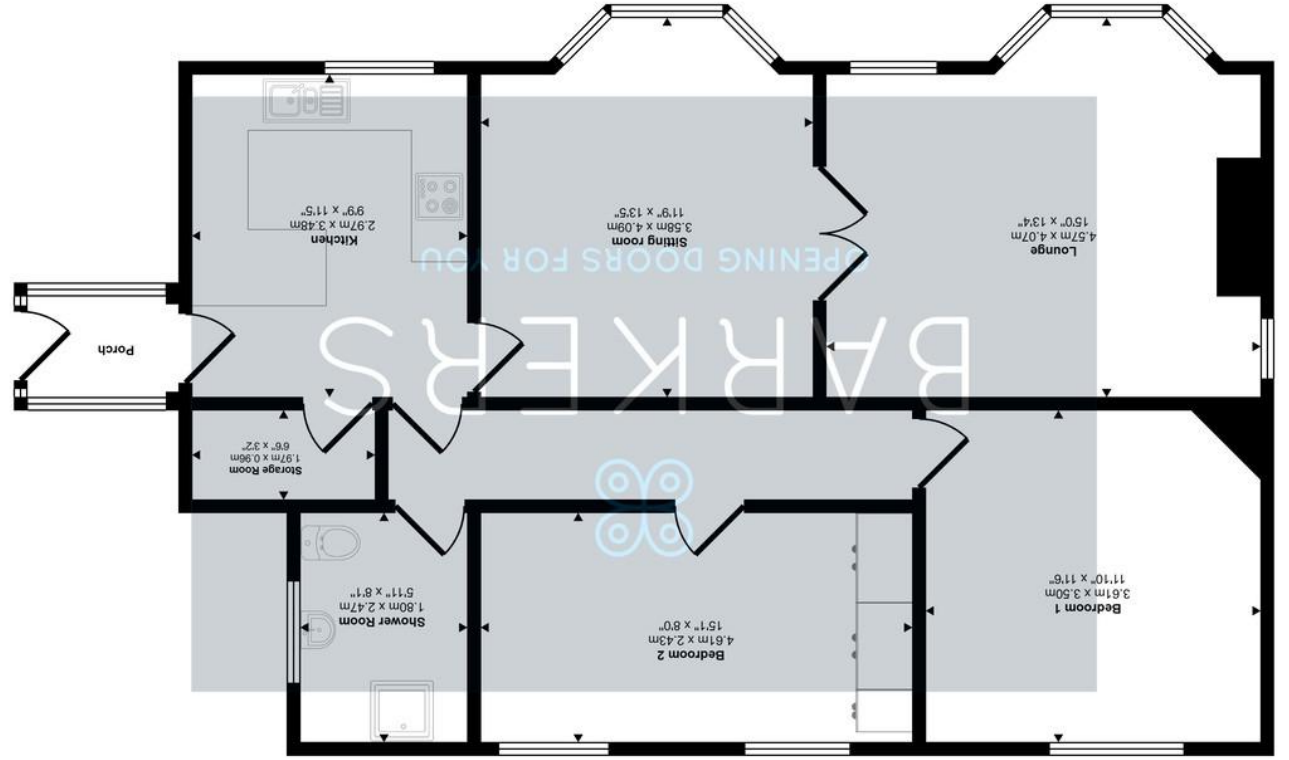


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



Approx Gross Internal Area  
84 sq m / 899 sq ft



**BARKERS**  
*Select Collection*



**294 Whitehall Road**  
**Drighlington, BD11 1BD**  
**Asking Price £375,000**

- ⊗ DETACHED BUNGALOW
- ⊗ MODERN KITCHEN
- ⊗ GENEROUS GATED PLOT
- ⊗ LOUNGE, SITTING ROOM
- ⊗ OPEN ASPECT ONTO FARM LAND
- ⊗ TWO DOUBLE BEDROOMS
- ⊗ DRIVEWAY, DETACHED DOUBLE GARAGE
- ⊗ SHOWER ROOM
- ⊗ ENTRANCE PORCH
- ⊗ GARDENS FRONT & REAR



## Full Description

Barkers are delighted to offer for sale this superb detached bungalow which occupies a generous gated plot with an open aspect onto farmland at the rear. This spacious plot is accessed via electrically operated gates which lead to a driveway providing ample private parking, detached double garage and gardens to the front and rear. Ideally situated close to bus routes, amenities and just minutes from junction 27 of the M62 motorway network. The accommodation briefly comprises: Entrance porch, kitchen, sitting room, lounge, two double bedrooms and shower room.

### ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the kitchen.

### KITCHEN

11' 5" x 9' 9" (3.48m x 2.97m)

Fitted with a range of modern wall and base units with complementary works surface, matching splash backs and an inset sink with a mixer tap. Electric oven and a ceramic hob with a chimney style extractor over, built-in microwave, washing machine and an integrated dishwasher and under counter fridge. Breakfast bar, inset spotlights to the ceiling and access to a useful storage pantry. Doors lead to the inner hallway and sitting room.

### SITTING ROOM

13' 5" x 11' 9" (4.09m x 3.58m)

Featuring a bay window and has French doors leading into the lounge.

### LOUNGE

15' 0" x 13' 4" (4.57m x 4.06m)

Featuring a bay window, wall lights and a fireplace with a gas fire.

### INNER HALL

Doors lead to two double bedrooms and the shower room.

### BEDROOM ONE

11' 10" x 11' 6" (3.61m x 3.51m)

Double room with built-in wardrobes and cupboards. This room enjoys views over farmland.

### BEDROOM TWO

15' 1" x 8' 0" (4.6m x 2.44m)

Double room with fitted wardrobes and drawers. This room enjoys views over farmland.



### SHOWER ROOM

8' 1" x 5' 11" (2.46m x 1.8m)

Fitted with a three piece suite which comprises of a shower cubicle, wash basin and W.C. Part tiled walls.

### EXTERIOR

The property occupies a generous plot with is accessed via electrically operated gated which lead to a driveway providing ample private parking and a detached double garage. To the front of the property there is a lawned garden with planted borders and mature hedging. The rear has a lawned garden with an open aspect onto farmland.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - D

