



Paddock Drive, Drighlington

£410,000

* MODERN DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * THREE BATHROOMS *

* IMMACULATE THROUGHOUT * CUL-DE-SAC SETTING * EXTENDED * GARDENS & PARKING *

Tucked away in this quiet cul-de-sac location on the outskirts of Leeds is this superb extended four bedroom modern detached home.

Drighlington boasts a range of amenities including restaurants, cafes, golf courses and well regarded schools close by.

The superb family sized property offers spacious accommodation over three floors and benefits from a modern fitted kitchen, en suite shower room and house bathroom.

Conveniently situated with easy access to Leeds, Bradford and the motorway links and just minutes away from Junction 27 of the M62.

To the outside there is a low maintenance south facing garden to the rear with a block paved driveway providing off street parking.

VIEWING ESSENTIAL!!





Entrance

Radiator.

WC

Modern two piece suite comprising low flush wc, pedestal wash basin, extractor fan and radiator.

Sitting Room

7'2" x 12'6" (2.18m x 3.81m")

Storage cupboard with plumbing for auto washer and radiator.

Lounge

11'2" x 14'9" (3.40m x 4.50m")

Modern feature radiator and french door.

Living Kitchen

19'1" x 10'0" (5.82m x 3.05m")

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge freezer, integrated dishwasher, integrated microwave, oven & hob with extractor and radiator.

Dining Room

8'8" x 8'4" (2.64m x 2.54m")

Bi folding doors.

First Floor Landing

Bedroom Two

11'0" x 10'5" (3.35m x 3.18m")

Radiator and under eaves storage.

En Suite

Modern three piece suite comprising shower cubicle, low flush wc, vanity sink unit and radiator.

Bedroom Four

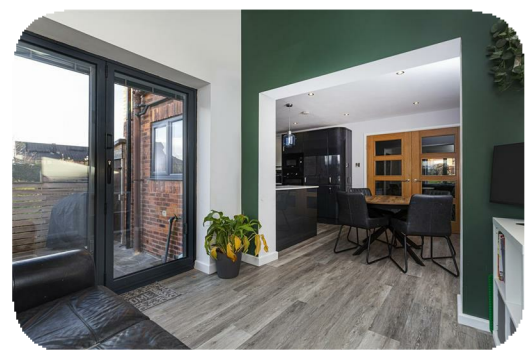
11'8" x 7'6" (3.56m x 2.29m")

Radiator.

Bedroom Three

11'3" x 8'0" (3.43m x 2.44m")

Radiator.





Second Floor Landing

Council Tax Band

D

Bedroom One

17'1" x 13'4" (5.21m" x 4.06m")

Built in wardrobes, radiator and velux window.

En Suite

Modern three piece suite comprising shower cubicle, low flush wc, vanity sink unit and radiator.

Exterior

To the outside there is a driveway providing off road parking together with a low maintenance garden to rear south facing garden with artificial lawn, patio and childrens play area.

Tenure

FREEHOLD.



Paddock Drive, BD11

Approximate Gross Internal Area = 171.0 sq m / 1841 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1151290)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		

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