



## Moorside Gardens, Drighlington

**Offers Over £250,000**

\* SEMI DETACHED \* THREE BEDROOMS \* EXTENDED \* CLOSE TO AMENITIES \*  
 \* MODERN FAMILY LIVING KITCHEN \* MODERN SHOWER ROOM \* GARDEN \* DRIVE \* GARAGE \*

Offered for sale is this extended family sized semi detached property.

Situated in the sought after area of Drighlington which is close to local amenities, public transport and the nearby motorway network. The well presented home would make an ideal purchase for a number of buyers and benefits from a 19ft family living kitchen, modern shower room, gas central heating and double glazing.

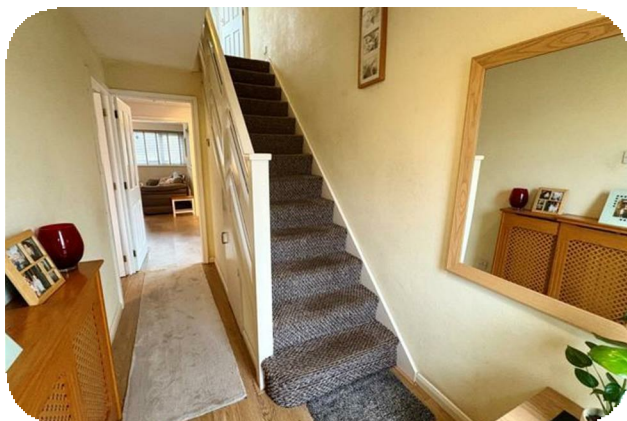
The property briefly comprises entrance hallway, family living kitchen, lounge, three first floor bedrooms and a shower room.

To the outside there is an enclosed garden to the rear, together with a block paved driveway leading to a single garage.

Viewing is strongly advised to fully appreciate the space on offer and position of the property.







### Entrance Hall

With useful storage cupboard and radiator.

### Lounge

16'8" x 11'3" (5.08m x 3.43m)

With electric fire in fireplace surround, radiator and double glazed window.

### Family Living Kitchen

19'6" max x 15'3" max (5.94m max x 4.65m max)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, double glazed window and under stairs storage cupboard.

The Sitting Area has a radiator and patio doors to rear.

### First Floor Landing

With useful storage cupboard, radiator and access to loft.

### Bedroom One

14'11" max x 9'8" (4.55m max x 2.95m)

With modern sliding door wardrobes, radiator and double glazed window.

### Bedroom Two

10'3" x 9'5" (3.12m x 2.87m)

With built in wardrobe, radiator and double glazed window.

### Bedroom Three

7'5" max x 7'8" (2.26m max x 2.34m)

With radiator and double glazed window.

### Shower Room

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

### Exterior

To the outside there is a lawned garden with decking to the rear, together with a driveway leading to a single garage.





### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, at Drighlington Roundabout take the 3rd exit onto A650, turn left onto Station Rd/B6125, right onto Moorside Rd, right onto Moorside Mount, turn left onto Moorside Gardens and the property will be seen displayed via our For Sale board.

### TENURE

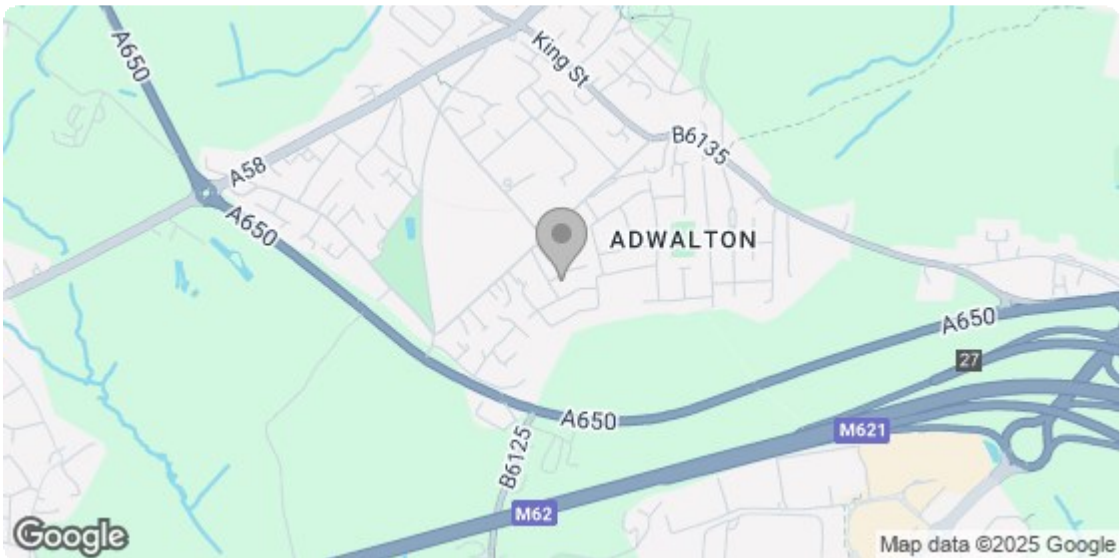
FREEHOLD

### Council Tax Band

C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

