



## Drub Lane, Drub

**£325,000**

\* SEMI DETACHED \* THREE BEDROOMS \* DRUB VILLAGE \* WELL PRESENTED \* GARAGE \*  
 \* HIGH SPECIFICATION FIXTURES \* EXCELLENT COMMUTER LINKS \* AMPLE PARKING \* NO CHAIN \*

This well presented three bedroom semi detached property is situated in this understandably exclusive location of Drub Village. The property would make an ideal purchase for a young/growing family and benefits from having high specification fixtures throughout and - what's more - it's ideally located within minutes to "Chain Bar" roundabout, J26/M62 and all major commuter networks.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen and conservatory. There are three first floor bedrooms and a modern house bathroom.

To the outside there is a remote controlled electric gate entrance leading to a driveway giving ample off street parking. There is an enclosed garden to the rear with a lawn, patio, borders and shrubs. There is also a single detached garage with remote controlled shutter door.

**VIEWING ESSENTIAL!!**







### Entrance Vestibule

With oak floor and radiator.

### Lounge

15'4" x 11'9" (4.67m x 3.58m)

With oak floor, radiator and double glazed window.

### Dining Kitchen

15' x 10'4" (4.57m x 3.15m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob and extractor hood, integrated fridge freezer, dishwasher, washing machine, oak flooring, radiator and double glazing window.

### Conservatory

8'4" x 8'6" (2.54m x 2.59m)

With French doors to rear garden, oak flooring and radiator.

### First Floor

#### Bedroom One

14'3" x 8'7" (4.34m x 2.62m)

With wardrobe, radiator and double glazed window.

#### Bedroom Two

11'6" x 8'7" (3.51m x 2.62m)

With radiator and double glazed window enjoying farmland views.

#### Bedroom Three

7'9" x 6' (2.36m x 1.83m)

With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising P shaped bath with shower & screen over, half pedestal wash basin, low suite wc, tiled walls, radiator and double glazed window.

### Exterior

To the outside there is an electric gated driveway offering ample parking, together with a single garage. To the rear there is a lawned garden with patio, borders and shrubs.





### Directions

From our office in Cleckheaton town centre proceed right on Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, turn right onto Whitehall Rd W/A58, right onto Drub Ln and the property will shortly be seen displayed via our For Sale board.

### TENURE

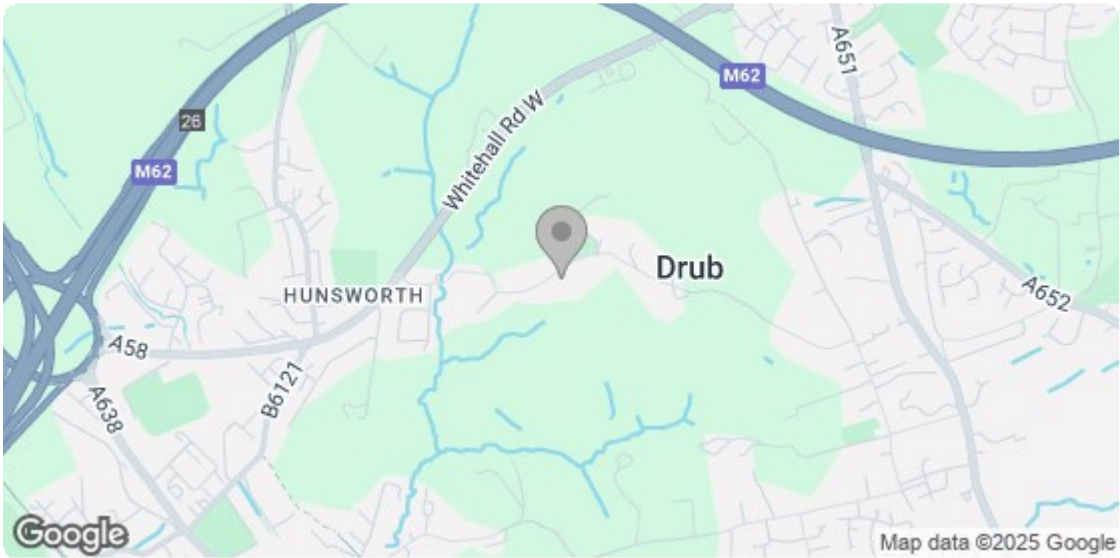
FREEHOLD

### Council Tax Band

C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

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