



Drub Lane, Drub,
Offers Over £250,000

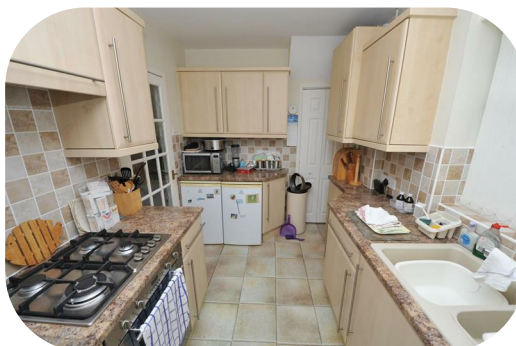
- * SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
- * CONSERVATORY * VERY SOUGHT AFTER LOCATION * MODERN BATHROOM *
- * GARDENS * DRIVEWAY * GARAGE *

A fantastic opportunity for a young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, lounge, dining room, beech wood effect fitted kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, driveway and garage.



Entrance Hall

Lounge

15'1" x 11'9" (4.60m x 3.58m)

With a coal effect gas fire in stone fireplace surround.

Conservatory

8'8" x 7'6" (2.64m x 2.29m)

With upvc French doors to rear garden.

Dining Room

7'5" x 10'1" (2.26m x 3.07m)

With radiator.

Kitchen

10'5" x 7'3" (3.18m x 2.21m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel sink oven and hob, plumbing for auto washer, part tiled walls, store cupboard.

First Floor Landing

Bedroom One

14'3" x 8'9" (4.34m x 2.67m)

With fitted wardrobes and drawers, radiator.

Bedroom Two

8'9" x 9'5" (2.67m x 2.87m)

With fitted wardrobes and radiator.

Bedroom Three

7'8" x 6' (2.34m x 1.83m)

With radiator.

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens, driveway and 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/WA58, right onto Drub Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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.

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

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