



## Links Way, Drighlington

**£575,000**

**\* MODERN DETACHED \* FIVE BEDROOMS \* THREE MODERN BATH/SHOWER ROOMS \*  
\* OVER THREE FLOORS \* EXCELLENT COMMUTER LOCATION \* MODERN KITCHEN \***

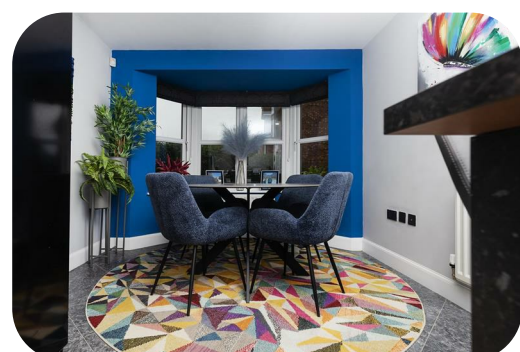
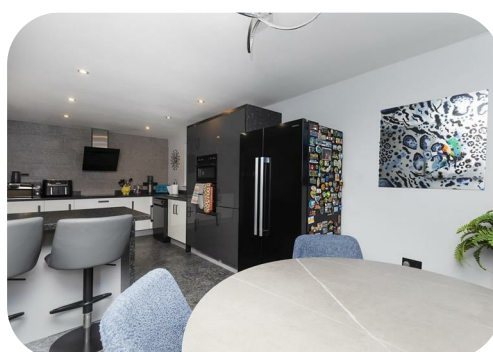
Tucked away in this quiet cul-de-sac location on the outskirts of Leeds, is this superb five bedroom modern detached home. Offering spacious family sized accommodation over three floors and benefiting from a modern fitted kitchen, three bath/shower rooms and a double garage.

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

Drighlington boasts a range of amenities including restaurants, cafes, golf courses and well regarded schools close by. The family sized home comprises entrance hallway, cloaks/wc, dining kitchen, utility room, lounge, three first floor bedrooms - master bedroom having en suite shower room, together with house bathroom. There are two further second floor bedrooms and a shower room.

To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.

**VIEWING ESSENTIAL!!**







### Entrance Hall

With understairs storage and radiator.

### Cloakroom/WC

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

### Dining Kitchen

21'6" x 9'3" (6.55m x 2.82m)

Modern fitted wall and base units incorporating sink unit, double oven, hob, extractor hood, wine cooler, dishwasher, breakfast bar, radiator and double glazed bay window.

### Utility

6'7" x 5'7" (2.01m x 1.70m)

Modern fitted base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, upvc door to rear.

### Lounge

23'4" x 10'2" (7.11m x 3.10m)

Modern wood burner fire, radiator, double glazed window, French doors.

### First Floor

#### Bedroom One

15'5" x 10'4" (4.70m x 3.15m)

Modern sliding door wardrobes, radiator and double glazed window. En-Suite Shower Room;

#### En Suite

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

#### Bedroom Four

9'5" x 9'7" (2.87m x 2.92m)

Modern built in wardrobe, radiator and double glazed window.

#### Bedroom Five

8'8" x 9'5" (2.64m x 2.87m)

With built in wardrobe, radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, tiled walls and floor.

### Second Floor

With velux window.





### Bedroom Two

16'6" x 10'4" (5.03m x 3.15m)

With radiator and double glazed window.

### Bedroom Three

13' x 9'6" (3.96m x 2.90m)

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

### Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and velux window.

### Exterior

To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.

### TENURE

FREEHOLD

### Council Tax Band

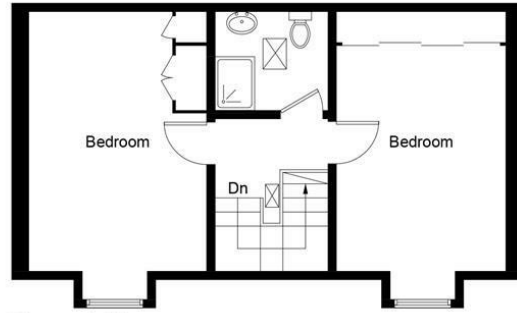
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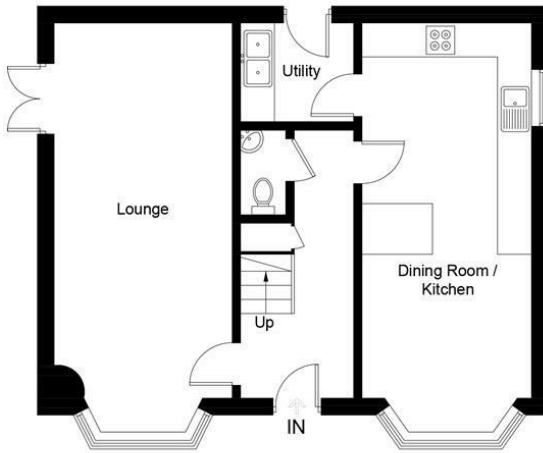


# Links Way, BD11

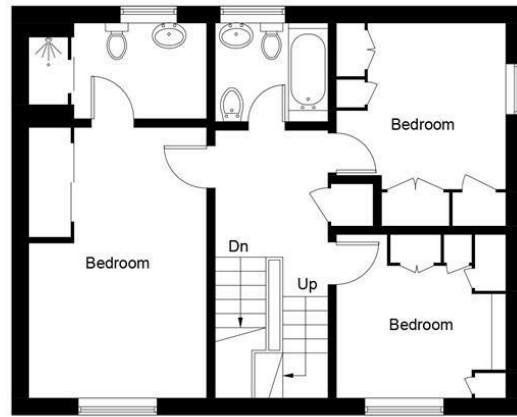
Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270857)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	79	83

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8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)