



BEDROOMS

3

BATHROOMS

1

RECEPTION ROOMS

2

COUNCIL TAX

C

KEY FEATURES

- Extended traditional family residence situated in the highly sought-after village of Birstall
- Spacious open-plan living area seamlessly connected to a dining space and conservatory
- Kitchen complemented by a generously sized utility room and a ground floor WC
- Three well-proportioned bedrooms and a family shower room located on the first floor
- Driveway offering off-road parking, leading to a larger-than-average garage
- Viewing appointment's available – Contact us today to arrange your slot!

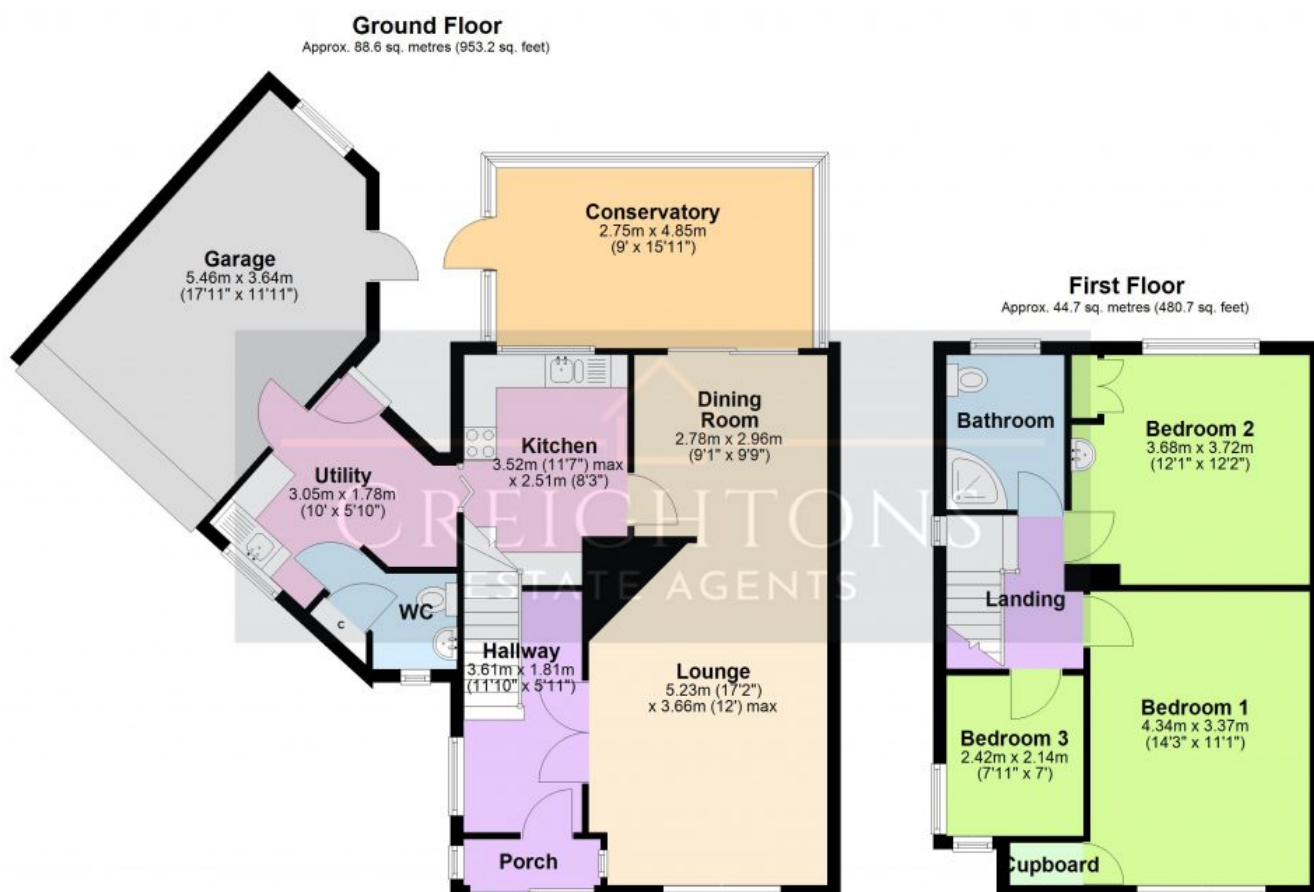
PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this charming, extended three-bedroom semi-detached home, set on a prominent corner plot in the highly desirable village of Birstall. Offering generous living accommodation, a spacious driveway and sizeable garage, the property provides excellent parking and storage options. Thoughtfully extended to create a practical and comfortable layout, this traditional home is well suited to family living. Conveniently positioned for local shops, schools and transport links, it represents a fantastic opportunity for buyers seeking a well-maintained home in a sought-after location.

ADDITIONAL PHOTOGRAPHY



FLOORPLAN



Total area: approx. 133.2 sq. metres (1433.9 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

22 Saltersgate Drive, Birstall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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