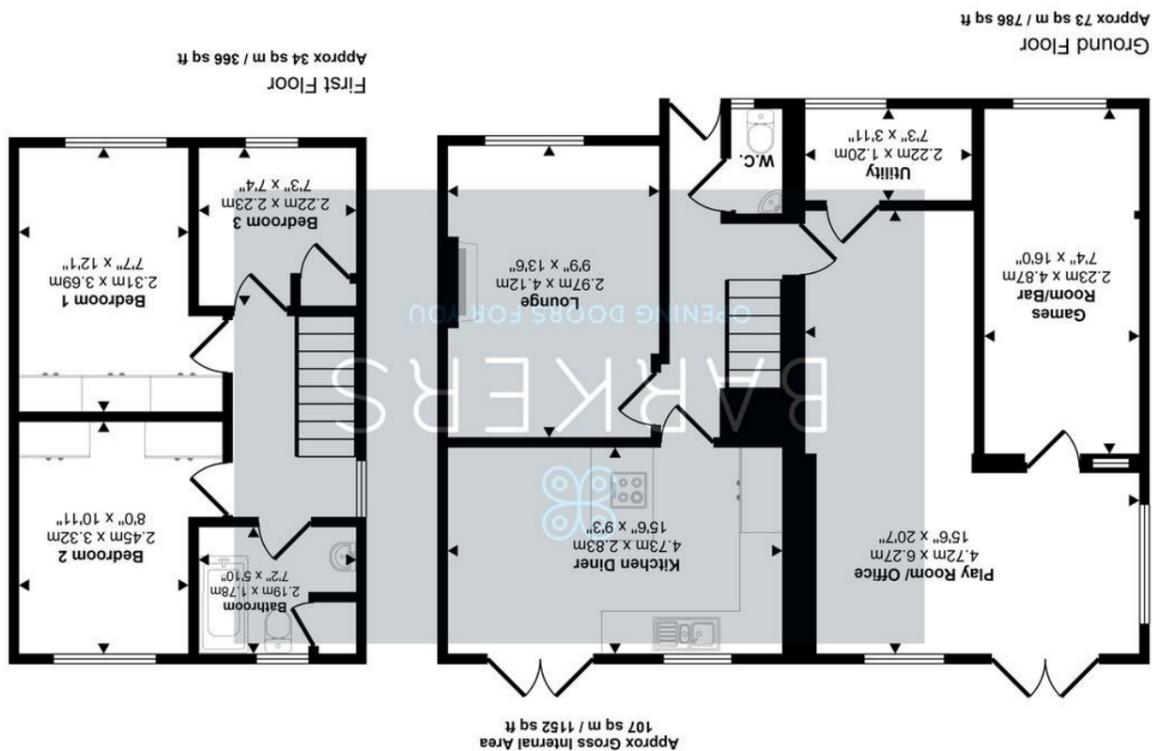


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	85 B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS  
OPENING DOORS FOR YOU

## 2 Hodgson Lane

Drighlington, Bradford, BD11 1BN

Asking Price £294,000

- EXTENDED SEMI DETACHED HO USE
- THREE BEDROOMS
- DOWNSTAIRS WC
- UTILITY ROOM
- PLAYROOM/OFFICE
- LOUNGE & KITCHEN
- GARDENS FRONT & REAR
- OFF ROAD PARKING
- POPULAR AREA
- CLOSE TO LOCAL AMENITIES



## Full Description

Barkers have pleasure in offering for sale this spacious semi detached property which has been extended to the side and must be viewed to be fully appreciated and would make the perfect family home. Situated in this popular location of Drighlington, close to the village amenities, retail and leisure outlets, schools and the motorway network. The well presented accommodation briefly comprises: entrance hall, lounge, playroom/office, games room/bar, kitchen, utility room, cloaks/WC, three bedrooms and family bathroom. Externally there is a driveway providing parking and gardens to the front and rear.

### ENTRANCE HALL

With stairs to first floor, doors to kitchen, lounge and reception room.

### GROUND FLOOR WC

Comprising low flush WC and wash hand basin.

### UTILITY ROOM

7' 3" x 3' 11" (2.22m x 1.20m)

Plumbing for automatic washing machine, space for dryer and space for chest freezer.

### GAMES ROOM/BAR AREA

7' 3" x 15' 11" (2.23m x 4.87m)

With laminate flooring.

### LOUNGE

9' 8" x 13' 6" (2.97m x 4.12m)

With feature Adam style fireplace with marble effect hearth and gas fire. Laminate wood flooring.

### PLAYROOM/OFFICE

15' 5" x 20' 6" (4.72m x 6.27m)

Spacious light and airy room with dual aspect windows and patio doors leading to the rear garden. Laminate wood flooring. Spotlights to the ceiling.

### KITCHEN DINER

15' 6" x 9' 3" (4.73m x 2.83m)

Modern kitchen comprising a range of white gloss effect wall and base units with contrasting worktops, featuring a built in fridge freezer, microwave oven, dishwasher, plumbing for washing machine, 5 ring gas hob, one and a half bowl sink with mixer tap and drainer. Laminate wood flooring. Spotlights to the ceiling. Patio doors lead to the rear garden.

### FIRST FLOOR LANDING

With doors to three bedrooms and bathroom.

### BEDROOM ONE

7' 6" x 12' 1" (2.31m x 3.69m)

Double room featuring built-in wardrobes.

### BEDROOM TWO

8' 0" x 10' 10" (2.45m x 3.32m)

Double room with built in wardrobes and dressing table.



### BEDROOM THREE

7' 3" x 7' 3" (2.22m x 2.23m)

Good sized single room with built in cupboard.

### BATHROOM

7' 2" x 5' 10" (2.19m x 1.78m)

Fully tiled bathroom comprising a three piece white suite of bath with shower over and glass screen, low flush WC and wash hand basin. Built in storage cupboard.

### EXTERIOR

Outside the property there are gardens front and rear. To the front is a paved area, with shrubs and bushes and to the rear there is a driveway providing parking for two vehicles, a lawned area and decked area for family enjoyment.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

### DIRECTIONS

From our Birkenshaw office turn left onto Whitehall Road East/A58 and proceed for approximately 0.4 mile. At the roundabout take the second exit onto Whitehall Road/A58 then turn right onto Hodgson Lane and the property can be identified by our For Sale board.

