



61 Hodgson Lane

Drighlington, BD11 1BW

£385,000

- DETACHED FAMILY HOME
- OFFERED FOR SALE WITH NO CHAIN
- ENTRANCE HALL, CLOAKS/W.C.
- LOUNGE, DINING ROOM
- KITCHEN, UTILITY ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY, GARAGE & GARDENS



Full Description

This spacious detached family home offers versatile and well-proportioned accommodation, making it ideal for growing families. Enjoying a highly convenient location within easy walking distance of Drighlington Moor, the property is also well placed for local schools, amenities, regular bus routes and provides excellent access to Junction 27 of the M62 motorway network, making it ideal for commuters. The accommodation briefly comprises: entrance hall, cloakroom/W.C., spacious lounge, dining room, fitted kitchen and utility room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from a driveway providing off-road parking, an integral garage and gardens to both the front and rear, offering excellent outdoor space for families and entertaining. Offering generous living space throughout and situated in a sought-after residential location, this attractive home is sure to appeal to a wide range of purchasers.

ENTRANCE HALL

An external door leads into the entrance hall, which has a staircase rising to the first-floor landing and provides access to the cloakroom/W.C., lounge and kitchen.

CLOAKROOM/W.C.

Fitted with a two-piece suite which comprises of a wash basin and W.C. Complementary vinyl flooring.

LOUNGE

17' 5" x 11' 3" (5.31m x 3.43m)

The lounge is a spacious reception room, enjoying an abundance of natural light from the attractive bay window to the front elevation. Featuring a gas fire as a focal point, the room provides an ideal space for relaxing and entertaining, while double doors lead through to the dining room.

DINING ROOM

11' 7" x 8' 11" (3.53m x 2.72m)

Double doors lead out to the rear garden and a further door leads into the kitchen.

KITCHEN

16' 7" x 11' 5" (5.05m x 3.48m)

The kitchen is fitted with a range of wall and base units with complementary work surfaces, splashback tiling and an inset sink. There is space for an under-counter fridge, plumbing for a dishwasher, and a built-in electric oven with a four-ring gas hob and chimney-style extractor hood over. Finished with laminate flooring, the room also provides space for dining, with double patio doors leading directly out to the rear garden. A door leads through to the utility room.

UTILITY ROOM

7' 7" x 6' 4" (2.31m x 1.93m)

The utility room is fitted with a range of wall and base units, providing useful additional storage and work surface space. There is an inset sink unit with mixer tap, vinyl flooring, and plumbing for a washing machine. A door provides internal access to the integral garage.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the family bathroom.

BEDROOM ONE

10' 6" x 7' 9" (3.2m x 2.36m)

Double room which benefits from fitted wardrobes with sliding mirrored doors, providing ample storage space. A door leads through to the en-suite shower room.



EN-SUITE SHOWER ROOM

7' 11" x 5' 6" (2.41m x 1.68m)

The en-suite shower room is fitted with a three-piece suite comprising a shower enclosure, wash hand basin set within a vanity unit, and a low-flush W.C. The room is finished with vinyl flooring.

BEDROOM TWO

10' 0" x 9' 9" (3.05m x 2.97m)

Double room which benefits from fitted wardrobes with sliding mirrored doors

BEDROOM THREE

7' 10" x 7' 1" (2.39m x 2.16m)

Single room.

BEDROOM FOUR

7' 2" x 6' 11" (2.18m x 2.11m)

Single room.

FAMILY BATHROOM

8' 0" x 5' 4" (2.44m x 1.63m)

Fitted with a modern three piece suite which comprises of a bath with a mixer shower tap, wash basin and W.C. Complementary tiled walls and flooring.

EXTERIOR

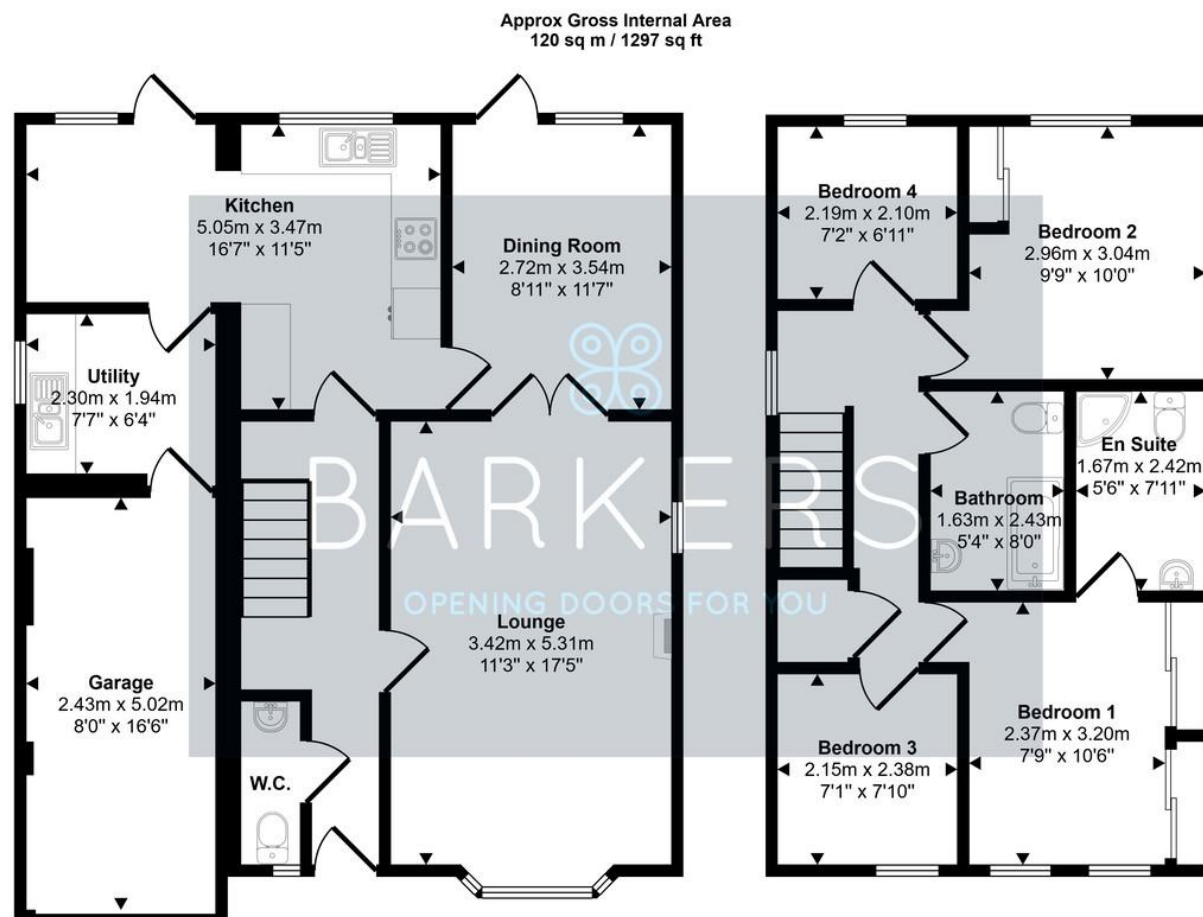
Externally, to the front of the property there is a lawned garden together with a driveway providing private off-road parking and access to the integral garage. To the rear, there is an enclosed garden featuring a lawn, paved patio seating area, decorative pebbled sections and a variety of mature trees and shrubs, creating an attractive outdoor space ideal for relaxing and entertaining.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - E





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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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