



BEDROOMS

3

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

C

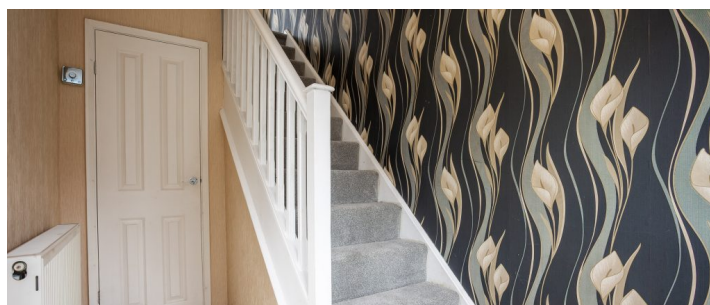
KEY FEATURES

- Three bedroom semi detached home in the popular village of Birstall
- Welcoming lounge with feature fireplace and neutral décor
- Open plan kitchen diner with breakfast bar and rear garden access
- Three bedrooms, including fitted wardrobes to the primary and second bedroom
- Family bathroom with bath and overhead shower
- Generous slabbed and stoned driveway providing ample off road parking
- Enclosed rear garden with patio and lawn
- Offered with NO UPWARD CHAIN

PROPERTY OVERVIEW

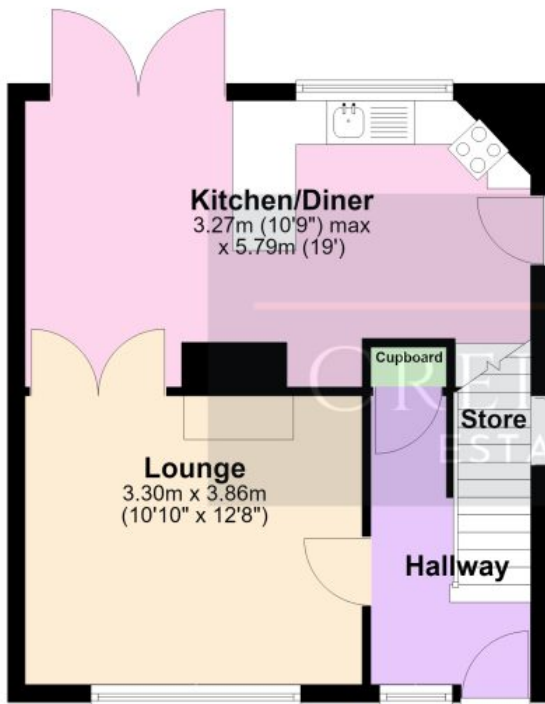
Creightons Estate Agents are delighted to present this three-bedroom semi-detached home, ideally situated in the sought-after village of Birstall. The property offers spacious ground-floor living accommodation, three well-proportioned bedrooms, and a practical family bathroom, making it an excellent choice for a range of buyers. Conveniently positioned within walking distance of local amenities and well-regarded schools, it provides an ideal setting for everyday family life. Offered to the market with **NO UPWARD CHAIN**, early viewing is strongly advised.

ADDITIONAL PHOTOGRAPHY



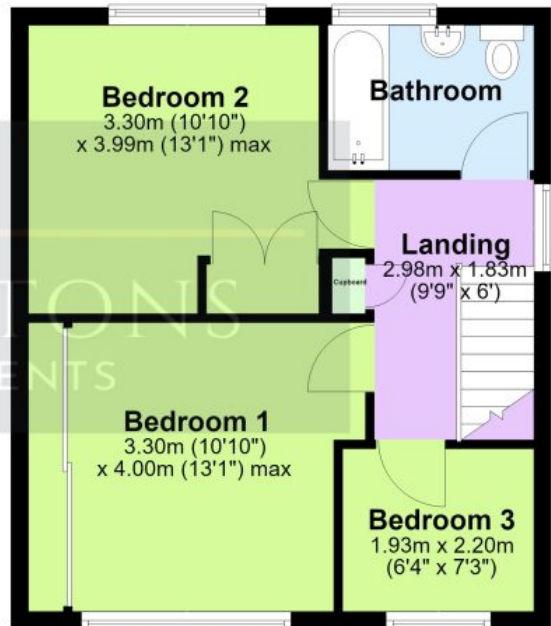
Ground Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 76.3 sq. metres (821.1 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.

16 Dalby Avenue, Birstall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	80	84
EU Directive 2002/91/EC		



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