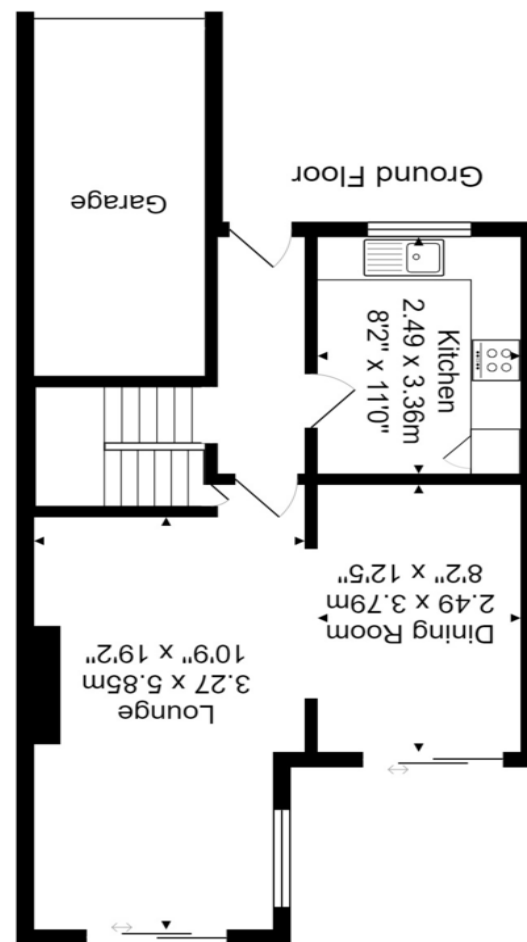
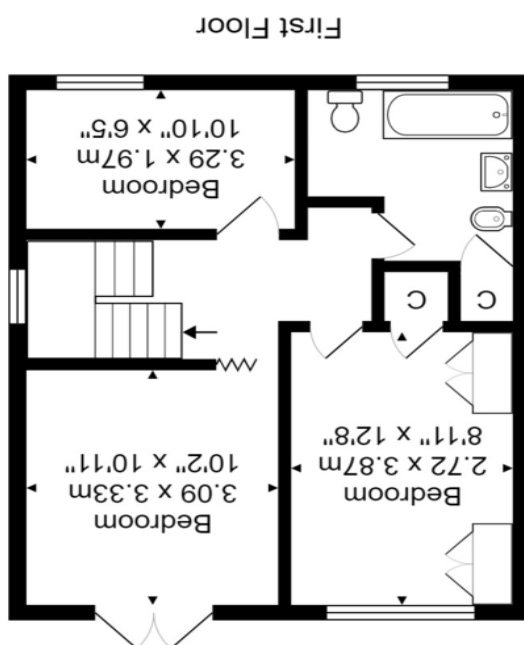


92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	41   E
21-38	F	
1-20	G	
		72   C

Total Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



**BARKERS**  
OPENING DOORS FOR YOU



## 62 Walton Drive

Drighlington, Bradford, BD11 1JW

Asking Price £209,995

- SEMI-DETACHED PROPERTY
- KITCHEN
- LOUNGE
- DINING ROOM
- THREE BEDROOMS
- HOUSE BATHROOM
- LARGE DRIVEWAY
- SINGLE GARAGE
- REAR GARDEN



# Full Description

## DESCRIPTION

We are pleased to offer for sale this three bedroomed semi-detached property with uPVC double glazing and gas fired central heating with NO ONWARD CHAIN. Situated with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, kitchen, lounge, dining room, three bedrooms and house bathroom, large driveway to the front of the property for several vehicles leading to a single garage, to the rear of the property is an enclosed lawned garden with patio area ideal for outside entertaining.

## ENTRANCE HALL

Part glazed composite front door leading into the entrance hall with laminate flooring, doors leading off into lounge, kitchen and stairs to the first floor, central heating radiator.

## KITCHEN

8' 2" x 11' 0" (2.49m x 3.35m)

Fitted with wall and base units, complementary work surfaces with tiled splashback, gas hob with extractor over, electric oven, plumbing for automatic washing machine, stainless steel sink with mixer tap, vinyl flooring, central heating radiator.

## LOUNGE

10' 9" x 19' 2" (3.28m x 5.84m)

Featuring a brick fireplace with living flame gas fire, laminate flooring, sliding patio doors leading out into the rear garden, archway leading into the dining room, central heating radiator.

## DINING ROOM

8' 2" x 12' 5" (2.49m x 3.78m)

Laminate flooring, sliding patio doors leading out into the rear garden, central heating radiator.

## LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms and house bathroom, laminate flooring, loft access, central heating radiator.

## BEDROOM ONE

10' 2" x 10' 11" (3.1m x 3.33m)

Double bedroom to the rear of the property with built in wardrobes, central heating radiator.

## BEDROOM TWO

8' 11" x 12' 8" (2.72m x 3.86m)

Double bedroom to the rear of the property, central heating radiator.

## BEDROOM THREE

10' 10" x 6' 5" (3.3m x 1.96m)

Single bedroom to the front of the property, central heating radiator.



## HOUSE BATHROOM

Fitted with four piece suite comprising low flush WC, pedestal hand wash basin, bidet, panelled bath with shower over, tiled walls and flooring, built in storage cupboard, central heating radiator.

## EXTERIOR

Large driveway to the front of the property for several vehicles leading to a single garage, to the rear of the property is a lawned garden with patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenshaw Office turn right onto Whitehall Road (A58) at the roundabout take the 3rd exit onto A650 then turn left onto Wakefield Road then left onto Oakwell Road, right onto Margetson Road then right onto Walton Drive where the property will be found on the right identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

