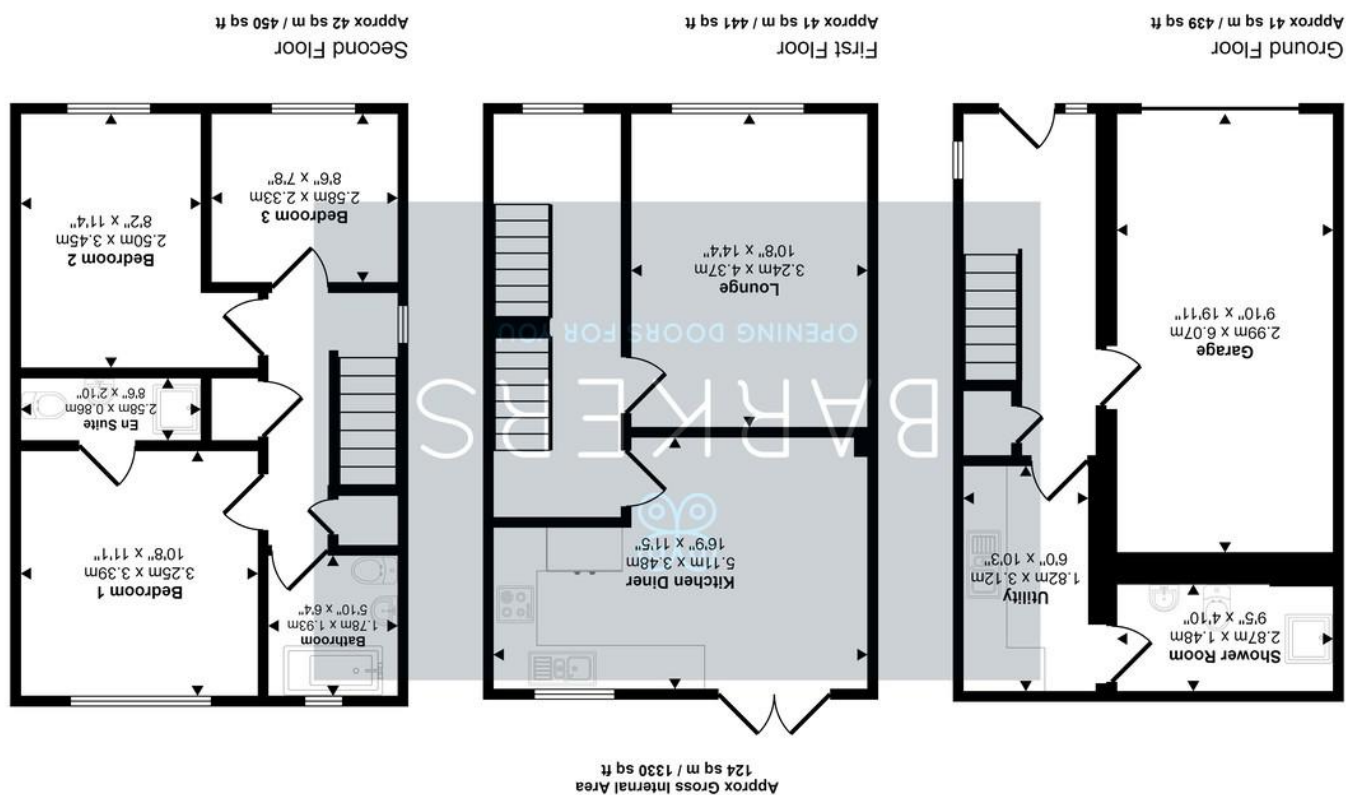


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

83 B
93 A



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
Select Collection



13 Moorside Road
Drighlington, BD11 1ER
Asking Price £295,000

- MODERN TOWNHOUSE
- ENTRANCE HALL,
- UTILITY ROOM, GROUND FLOOR SHOWER ROOM
- LOUNGE, DINING KITCHEN
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY, GARAGE AND GARDEN



Full Description

DESCRIPTION

Offered for sale is this well presented three bed roomed townhouse which offers spacious accommodation over three floors. Ideally situated close to local schools, amenities, bus routes and just minutes from junction 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating and modern décor throughout. The accommodation briefly comprises: Entrance hall, utility room, ground floor shower room, lounge, dining kitchen, three bedrooms, en-suite shower room and family bathroom. Externally there is a driveway which provides private parking, garage and an enclosed garden to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has a useful under stairs storage cupboard and doors leading to the integral garage and utility room. A staircase leads to the first floor landing.

UTILITY ROOM

10' 3" x 6' 0" (3.12m x 1.83m)

Fitted with useful storage cupboards, work surface space and an inset sink. Plumbing for a washing machine and space for a tumble dryer. A door leads to the cloaks/W.C.

GROUND FLOOR SHOWER ROOM

9' 5" x 4' 10" (2.87m x 1.47m)

Fitted with a three piece suite which comprises of a W.C., wash basin and a walk-in shower enclosure with a glass screen. Tiled walls and flooring.

FIRST FLOOR LANDING

Doors lead to the lounge and dining kitchen. A staircase leads to the second floor landing.

LOUNGE

14' 4" x 10' 8" (4.37m x 3.25m)

With inset spotlights to the ceiling.

DINING KITCHEN

16' 9" x 11' 5" (5.11m x 3.48m)

Fitted with a range of modern wall and base units with complementary work surfaces with an inset sink and mixer tap and splash back tiling. There are a range of integrated appliances including a fridge/freezer, dishwasher, electric oven and a gas hob with a chimney style extractor over. Laminate flooring, inset spotlights to the ceiling and patio doors lead out to the rear garden.

SECOND FLOOR LANDING

Doors lead to three bedrooms and the family bathroom.

BEDROOM ONE

11' 1" x 10' 8" (3.38m x 3.25m)

Double room with inset spotlights to the ceiling and a door leading to the en-suite shower room.



EN-SUITE SHOWER ROOM

8' 6" x 2' 10" (2.59m x 0.86m)

Fitted with a three piece suite which comprises of a W.C., wash basin and shower cubicle. Tiled walls and flooring.

BEDROOM TWO

11' 4" x 8' 2" (3.45m x 2.49m)

Double room with inset spotlights to the ceiling.

BEDROOM THREE

8' 6" x 7' 8" (2.59m x 2.34m)

Good sized third bedroom with inset spotlights to the ceiling.

FAMILY BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m)

Fitted with a three piece white suite which comprises of a bath with shower over, W.C. and a wash basin inset into a vanity unit. Tiled walls and flooring.

EXTERIOR

Externally there is a driveway to the front which provides private parking and leads to the garage. At the rear there is an enclosed garden with a lawn and a decked patio area providing an ideal space for entertaining and al fresco dining.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - D

