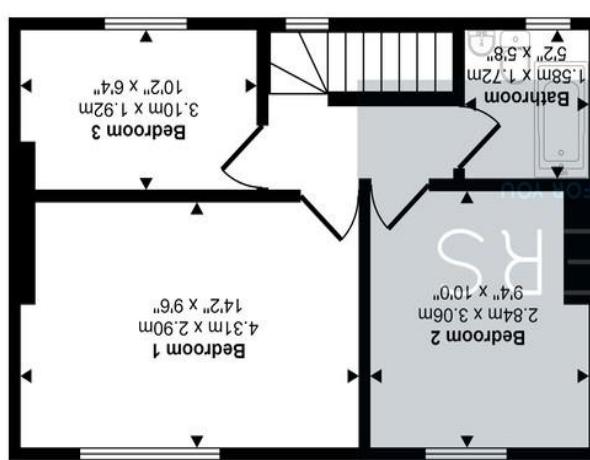
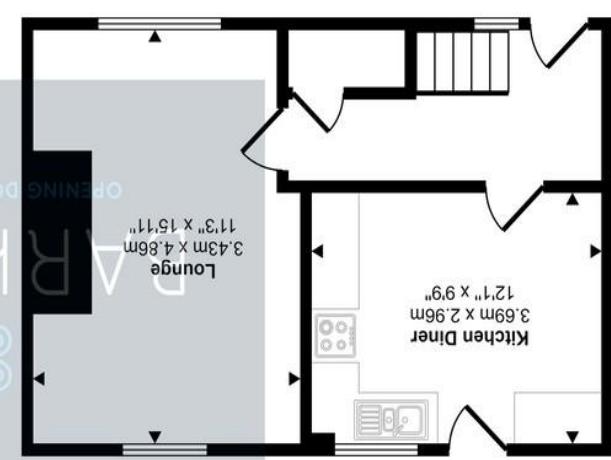


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Locations of items such as bathroom suites, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement.

First Floor
Approx 36 sq m / 381 sq ft



72 sq m / 770 sq ft
Approx Gross Internal Area




BARKERS
OPENING DOORS FOR YOU



38 Hammond Crescent
Drighlington, BD11 1AD
Asking Price £195,995

 WELL PRESENTED MID TOWNHOUSE

 DRIVEWAY

 ENTRANCE HALL

 LANDSCAPED GARDEN

 LOUNGE, DINING KITCHEN



 THREE GOOD SIZED BEDROOMS

 MODERN BATHROOM



Full Description

Barkers are delighted to offer for sale this deceptively spacious and well presented three bedrooomed mid town house which can be occupied with the minimum of expense and must be viewed to be appreciated. The property is situated in this sought after location and situated within easy access of Bradford and Leeds and close to the motorway networks making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, three bedrooms and bathroom. Externally there is a landscaped rear garden and private parking to the front.

ENTRANCE HALL

An external door leads into the entrance hall which has LVT flooring, a useful under-stairs storage cupboard, staircase leading to the first floor landing and doors lead to the dining kitchen and lounge.

DINING KITCHEN

12' 1" x 9' 9" (3.68m x 2.97m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with a mixer tap. Space for an electric cooker and fridge/freezer, plumbing for a washing machine and vinyl flooring. Inset spotlights to the ceiling and a composite door leads out to the rear garden.

LOUNGE

15' 11" x 11' 3" (4.85m x 3.43m)

Featuring a media wall with inset shelving with lighting and a bio-ethanol fire. Dual aspect window allow plentiful natural light.

FIRST FLOOR LANDING

There is an access point to the boarded loft via a drop down ladder and doors lead to three good sized bedrooms and the modern house bathroom.

BEDROOM ONE

19' 8" 9" (6m x 0.23m)

Double room.

BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m)

Double room.

BEDROOM THREE

10' 2" x 6' 4" (3.1m x 1.93m)

Good sized third bedroom.

HOUSE BATHROOM

5' 8" x 5' 2" (1.73m x 1.57m)

Fitted with a three piece modern white suite which comprises of a bath with shower over and glass screen, W.C. and a wash basin inset into a vanity unit. Vinyl flooring, tiled walls, inset spotlights to the ceiling and a heated towel radiator.



EXTERIOR

To the front of the property there is block paved driveway which provides private parking. To the rear there is a landscaped garden with a lawn, paved patio area, garden shed and planted borders.

ADDITIONAL INFORMATION

Council tax band - A

Tenure- Freehold

