



52 KING STREET, DRIGHLINGTON BD11 1EL

£649,950



FOUR BEDROOM DETACHED

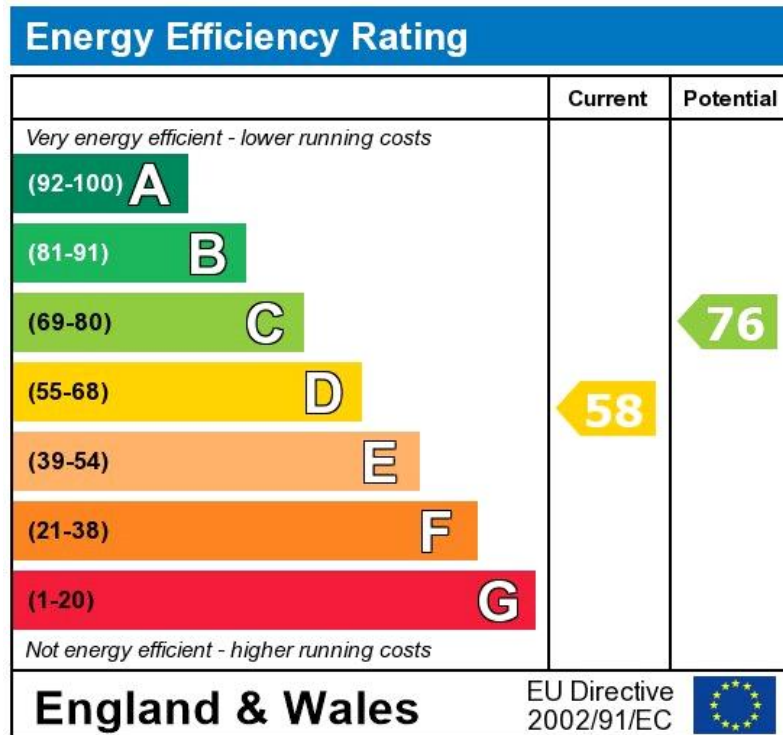
Offered for sale is this FOUR DOUBLE BEDROOM DETACHED property with TWO DOUBLE GARAGES on a generous plot.

Situated in a sought after area of Drighlington close to local amenities, public transport and the nearby motorway network.

An internal viewing is a must to appreciate this unique property!

- IMPRESSIVE DETACHED PROPERTY
- NO CHAIN
- SOUTH FACING REAR GARDEN
- SPACIOUS ROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FAMILY BATHROOM + SHOWER ROOM
- 4 DOUBLE BEDROOMS
- ORANGERY
- EXTENSIVE GARDEN
- DRIVEWAY AND 2 DOUBLE GARAGES
- EXTENSIVE DRIVEWAY AND ADDITIONAL PARKING
- IDEAL FOR COMMUTING TO LEEDS / BRADFORD
- MUST BE VIEWED TO APPRECIATE THE SIZE

52 KING STREET, DRIGHLINGTON BD11 1EL



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Offered for sale is this FOUR DOUBLE BEDROOM DETACHED property with TWO DOUBLE GARAGES on a generous plot.

The property briefly comprises of a fitted kitchen with island, dining area, formal lounge/dining room, sitting room, orangery, utility room, guest WC, four double bedrooms, house bathroom, house shower room, generous drive, 2 double garages, rear enclosed garden with pond and cobblestone garden to front.

The property is well presented and an internal viewing is highly recommended.

Situated in a sought after area of Drighlington close to local amenities, public transport and the nearby motorway network.

An internal viewing is strongly advised to appreciate this unique property.

Council Tax Band: E (Leeds City Council)

Tenure: Freehold

Lounge / Dining Room

12' 4" x 35' 6"

With lounge area to front elevation, featuring a bay window, stone fireplace housing a log burner and a radiator.

Dining area to the rear with radiator and French doors to the Orangery.

Orangery

12' 4" x 21' 10"

With laminate flooring, air conditioning unit and French doors to patio area.

Kitchen

13' 7" x 13' 7"

Fitted kitchen comprising of a range of base and wall mounted units, work surfaces with tile surrounds, island providing further storage space, composite sink unit with mixer tap, space for a range cooker,

extractor hood, integral dishwasher & refrigerator, tiled flooring, useful built in under-stair storage cupboard, access to utility room, storage room and Guest WC.

Utility Room

6' 2" x 14' 2"

With tiled flooring, sink unit with mixer tap, plumbing for an automatic washing machine, part tiled walls and external door leading to patio.

Store Room

4' x 6' 1"

Providing useful storage space and access to the Guest WC.

Guest WC

2' 5" x 6'

With WC, hand basin and part tiled walls.

Sitting Room

12' 2" x 15' 7"

To the front elevation with bay window and feature fireplace housing log burner.

Hall

A generous width hallway with wood flooring, dado rail and feature cornicing leading to Sitting Room, Kitchen Dining area and stairs to first floor.

Stairs

To first floor and with carpet runner and brass carpet rods.

Bedroom 1

13' 10" x 14' 11" (to wardrobes)

To the rear elevation with fitted wardrobes and vanity unit, radiator and views over the rear garden.

Bedroom 2

14' (to wardrobes) x 13' 4"

To the rear elevation with full wall of fitted wardrobes, radiator and views over the rear garden.

Bedroom 3

12' 4" x 14' 6"

To the front elevation, with feature cast iron fireplace, radiator and fitted wardrobes to one wall.

Bedroom 4

12' 2" x 12' 1"

To the front elevation with radiator.

Shower Room

6' 7" x 7' 11"

Being fully tiled with white three piece suite comprising of modern double shower cubicle, pedestal hand wash basin and matching WC plus heated towel rail.

Bathroom

7' 6" x 12' 1"

Being fully tiled with a white four piece suite comprising of a longer than average bath with hand held shower, ornate pedestal sink, WC and corner shower cubicle with hand held and waterfall shower heads.

External Grounds

With double gates leading to the cobbled drive which stretches the full length of the property to the garages at the rear of the plot.

The front of the property is cobbled and flagged in a circular design with water feature to the centre. A brick wall surrounds the boundary.

To the rear is a flagged patio area that leads to a central lawned area where there is a pond, greenhouse/pumphouse and area planted with mature shrubs. Beyond this is a decorative turning circle in front of the garages.

FIRST FLOOR:

Garage

43' 8" x 19'

Useful garage with one large space inside 2 double garage doors.

An office has been built to one side and there is a WC & handbasin with potential for storage in the rafters.





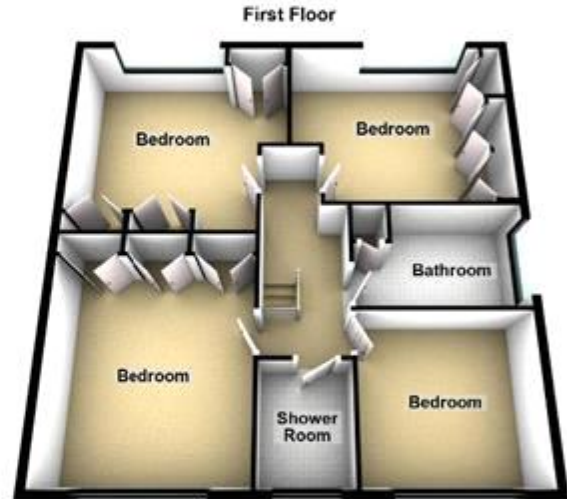
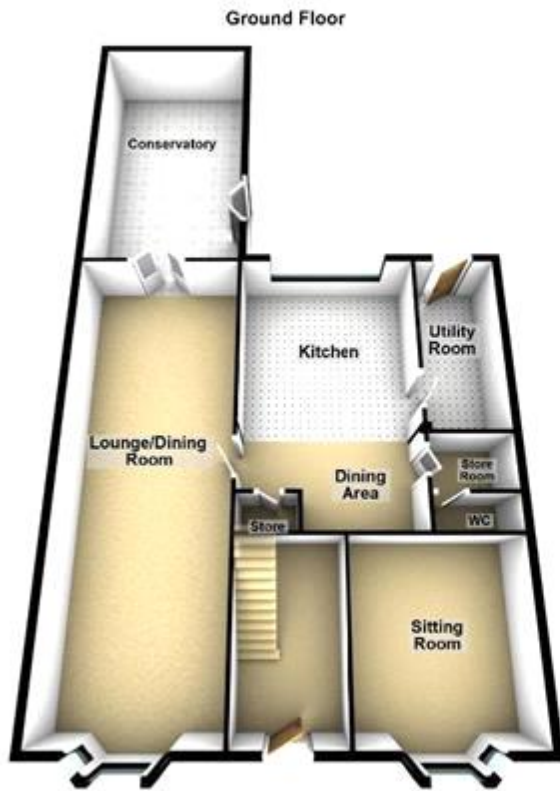








TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.



Viewing by appointment only
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