



4 KINGS VIEW, DRIGHLINGTON BD11 1AN

OFFERS OVER £435,000



MODERN FIVE BEDROOM DETACHED

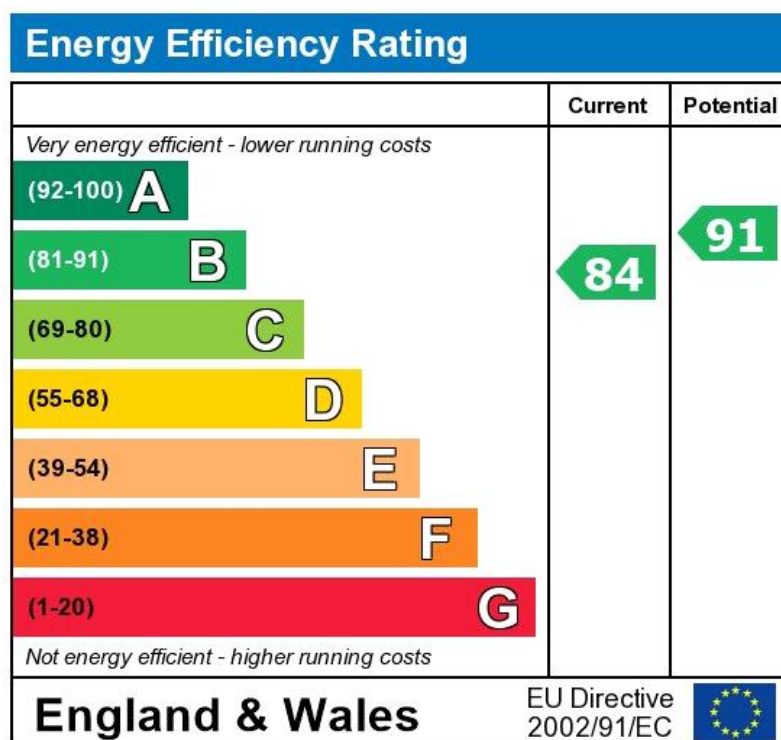
A viewing is needed to appreciate the size of this extremely well presented 5 bedroom detached family home.

Built by Chartford Developments in 2022 (7 Years remaining on the NHBC) with many upgrades added by the current owner.

Situated in a convenient location.

- MODERN DETACHED FAMILY HOME
- 5 BEDROOMS
- EXTREMELY WELL PRESENTED
- MODERN KITCHEN WITH ISLAND & SPACE FOR A DINING TABLE
- GUEST W.C., FAMILY BATHROOM & 2 EN-SUITES
- ENCLOSED REAR GARDEN WITH A GOOD DEGREE OF PRIVACY
- DRIVE & GARAGE
- MUST BE VIEWED TO APPRECIATE THE SIZE

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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 extremely well presented detached family home which was built by Chartford Developments in 2022 and having 7 years remaining on the NHBC warranty. The property benefits from double glazing, central heating with 2 level thermostat controls and briefly comprises of an entrance hall, lounge, spacious dining kitchen ideal for entertaining, guest w.c. To the first floor there are four bedrooms, one with en-suite, and family bathroom. To the second floor is the master bedroom with en-suite. Externally a driveway providing off street parking, garage, electric car charging point and an attractive enclosed rear garden which has a good degree of privacy. An internal viewing is strongly advised to appreciate the size of the property as well as the finishes, being tastefully decorated and upgrades to the standard new build purchased by the current owners, all bedrooms having blackout roller blinds and day / night blinds fitted in all other rooms.. Situated in the popular village of Drighlington, close to local amenities including the local primary school, public transport and the nearby motorway links.

Council Tax Band: E (Leeds City Council)
Tenure: Freehold

Entrance Hall

A spacious entrance hall with a central heating radiator and stairs leading to the first floor.

Guest WC

A white pedestal wash hand basin and low flush w.c. Part tiling to the walls and a central heating radiator.

Lounge

21'5" into bay x 11'3"

Flooded with natural light from the bay window, a feature inset electric fire and two central heating radiators.

Dining Kitchen

18'6" x 13'6" reducing to 12'4"

An extensive range of fitted units, Quartz work surfaces with matching upstands, inset sink with mixer tap, two built in electric ovens, four ring electric hob, modern ceiling hung extractor, integrated fridge / freezer, integrated dishwasher, integrated washing machine, breakfast bar island, spotlights to the ceiling and a central heating radiator.

The dining area provides plenty of space for a dining table and has a useful under stair storage cupboard, a central heating radiator and French doors leading out to the rear garden.
A great space for entertaining guests.

FIRST FLOOR:

Landing

With stairs leading to the second floor.

Bedroom Two

11'6" x 11'6" reducing to 10'9"

To the rear elevation with a fitted wardrobe and a central heating radiator.

En-suite

Comprising of a double shower cubicle, wall hung vanity basin and low flush w.c. Complimented with part tiling to the walls, tiled floor, spotlights to the ceiling, shaver point and a heated towel rail.

Bedroom Three

12'2" x 10'6" reducing to 8'3"

To the front elevation with fitted wardrobes and a central heating radiator.

Bedroom Four

9'8" x 8'2"

To the front elevation with a central heating radiator.

Bedroom Five

8'1" x 7'3"

To the rear elevation with a central heating radiator. This room is used as a home office by the current owners.

Bathroom

A modern white suite comprising of a panelled bath with shower over and shower screen, wall hung vanity basin and low flush w.c. Part tiling to the walls, tiled floor, spotlights to the ceiling, shaver point and a heated towel rail.

SECOND FLOOR:

Landing

Having a useful storage cupboard.

Bedroom One

20'6" plus wardrobes x 14'4" max

A spacious master bedroom with custom built in sliding door wardrobes creating plenty of storage, and two central heating radiators.

En-suite

Comprising of a double shower cubicle, wall hung vanity basin and low flush w.c. Complimented with part tiling to the walls, tiled floor, spotlights to the ceiling, shaver point, a heated towel rail and a Velux window.

External

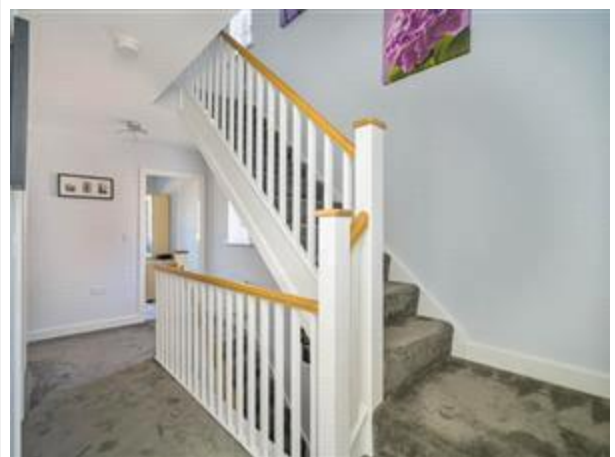
A lawn to the front with shrub borders and a block paved parking space.

The driveway to the side provides off street parking and has an electric car charging point, leading to the garage which has a roller door, power and light.

The attractive rear garden has a good degree of privacy, with a lawn, raised flower beds with sleepers, tiled patio areas, mature shrubs and flowers, water tap and electric point.





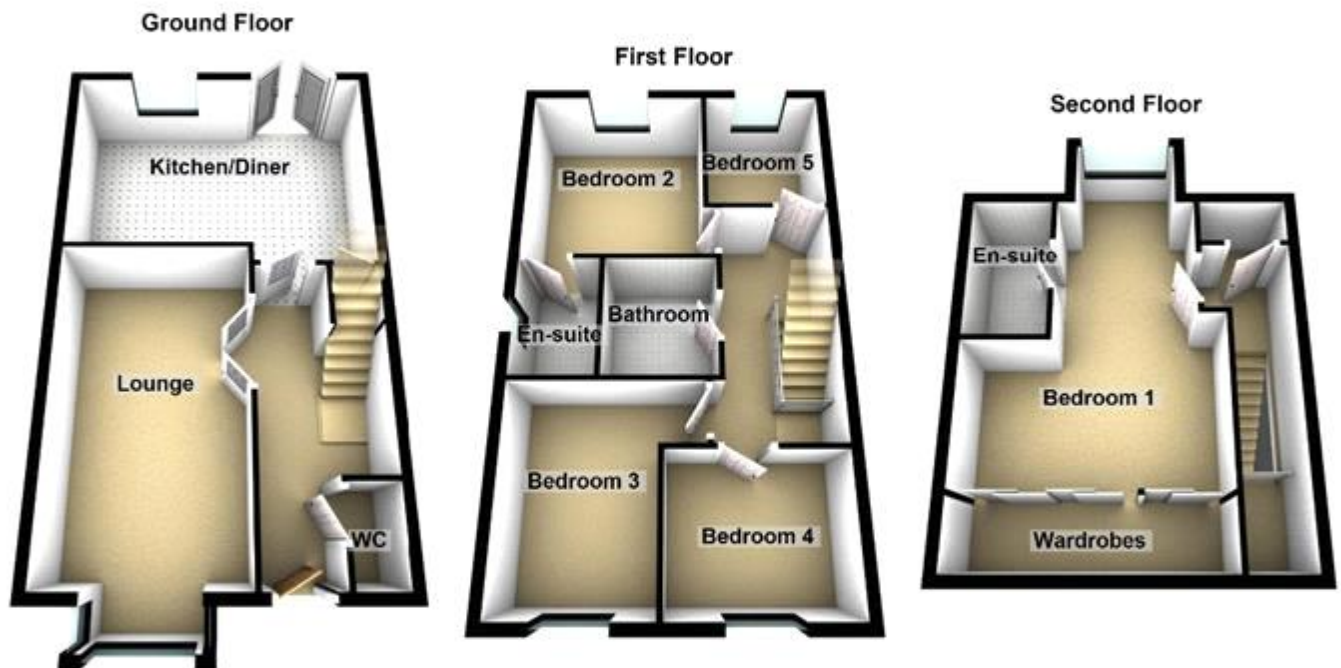






TENURE: We have been advised by the Vendors the property is Freehold.

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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