



7 Margetson Road, Drighlington, Bradford, BD11 1DU

This three-bedroom mid-terrace property is ideally situated in a highly popular residential area and has been improved to a high standard by the current owners. Beautifully presented and tastefully decorated it would make a fabulous family home and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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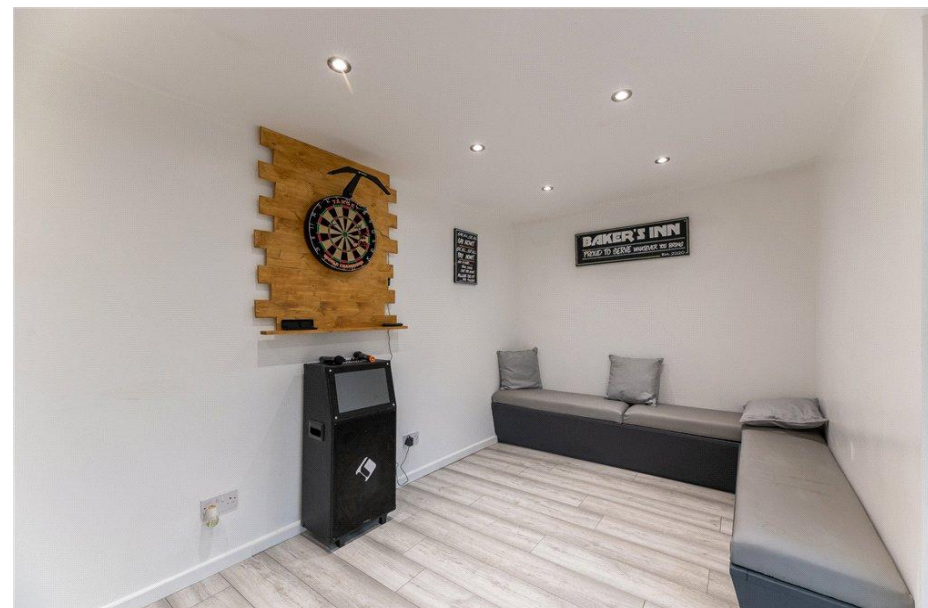
Guide Price: £230,000

General Remarks

Ideally situated close to the heart of Drighlington village, this three-bedroom house has quality fixtures and fittings throughout. Having a fabulous outdoor space to the rear and excellent local amenities it would suit a wide variety of potential purchasers and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor and understairs storage, living room with a feature media wall and inset electric fire with mood lighting, spacious dining room with French doors to the rear garden.

The well-appointed kitchen has fitted wall and base units, quartz worktops, integrated appliances include; - fridge, freezer, microwave, hob, double oven and a secondary undercounter freezer. The utility cupboard has plumbing for a washing machine and space for a tumble dryer.

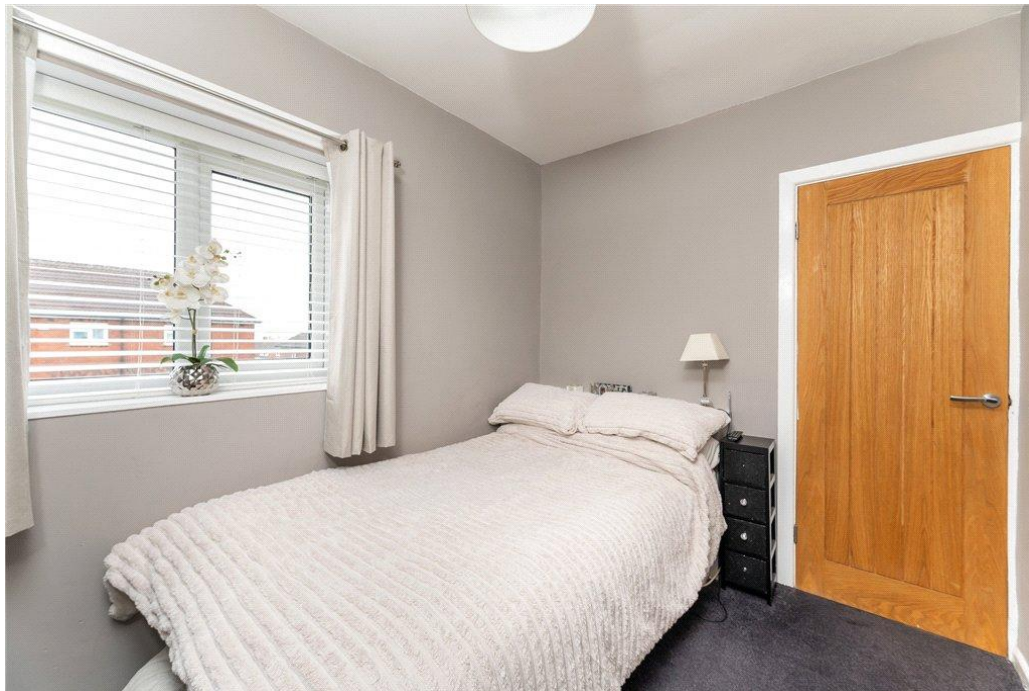


On the first floor there are three bedrooms, the main bedroom benefits from having a bank of fitted wardrobes to one wall and the second bedroom has a built-in storage cupboard. The shower room has a modern three-piece suite comprising; - double walk-in shower, WC, wash basin and linen cupboard. The landing provides access to the loft which is complete with fitted light, ladder and offers a useful additional storage space.

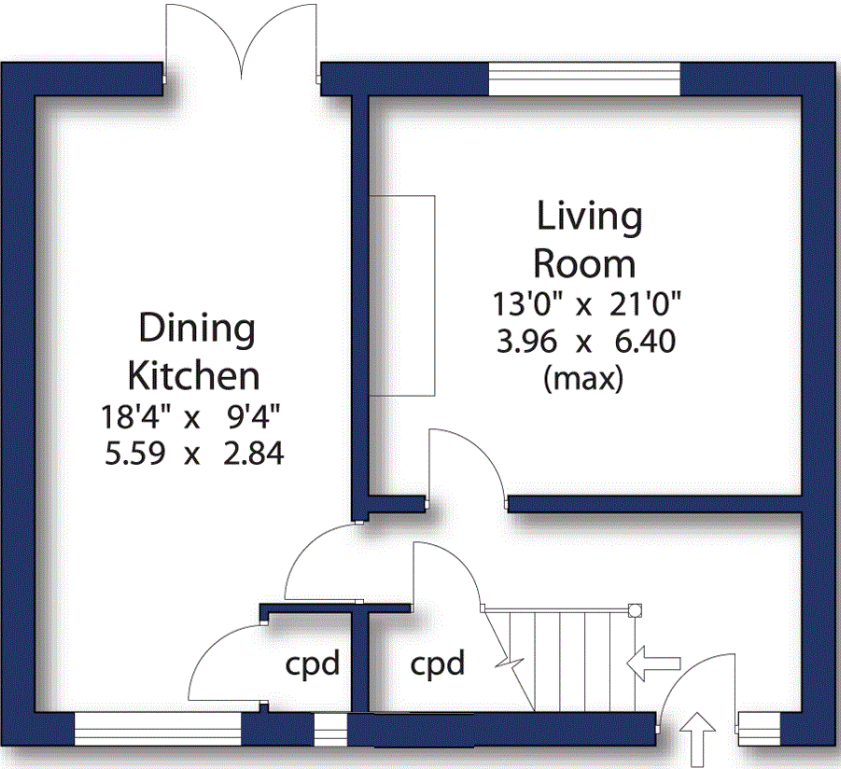
Externally, to the front of the property the double width driveway provides ample off-street parking. The larger rear garden enjoys a high degree of privacy, having a raised decked area, Indian stone patio, undercover seating area and three outbuildings, one of which is currently used as a bar, having light, power and heating it could quite easily be a home gym or office.



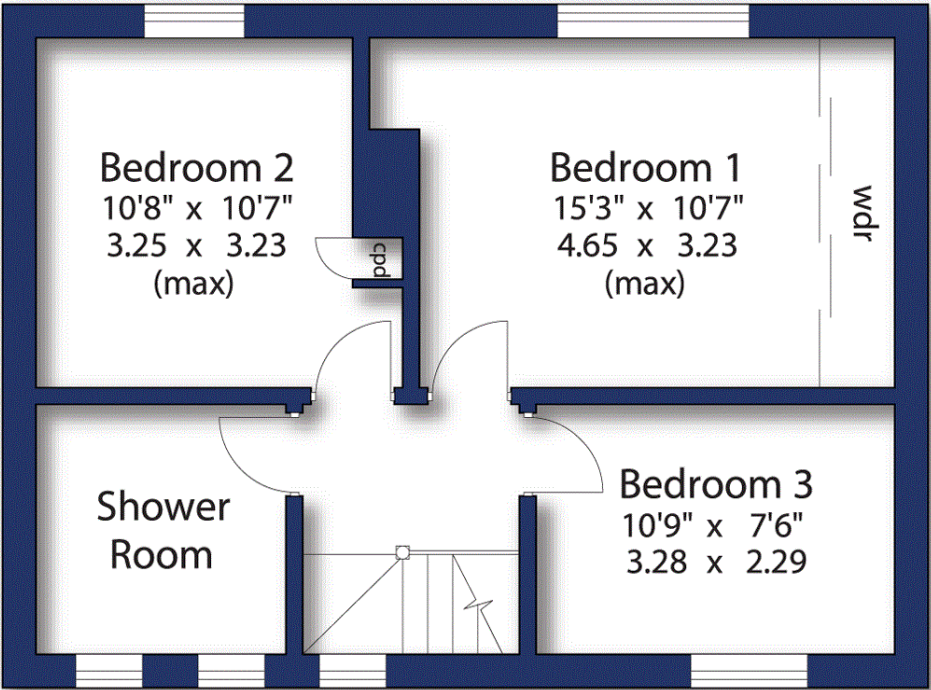




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

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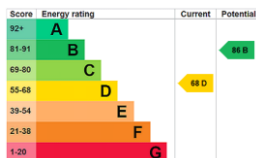
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