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40 Paddock Drive, Drighlington, Bradford, BD11 1LB

Ideally situated in a quiet cul-de-sac in a highly popular residential area, this four-bedroom detached property is beautifully presented throughout. Offering a high degree of flexibility combined with a fabulous outdoor space it would make an ideal family home and a viewing is essential to fully appreciate everything it has to offer.

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40 Paddock Drive, Drighlington, Bradford, West Yorkshire, BD11 1LB



General Remarks

An internally spacious, four/five bedroom detached house located just a short distance from the centre of Drighlington. Enjoying good local amenities and excellent transport links an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor and an understairs store cupboard, front facing living room with French doors to the dining room, spacious dining kitchen, guest WC, office with utility area and a conservatory with access to the rear garden.

The kitchen has fitted wall and base units, ample worktop space, integrated appliances include – fridge, freezer, dishwasher and the Beko range style hob/double oven is included with the sale.

The integral garage has been converted to create additional living space and would make an ideal office or fifth bedroom and is completed by a utility area with plumbing for a washing machine.

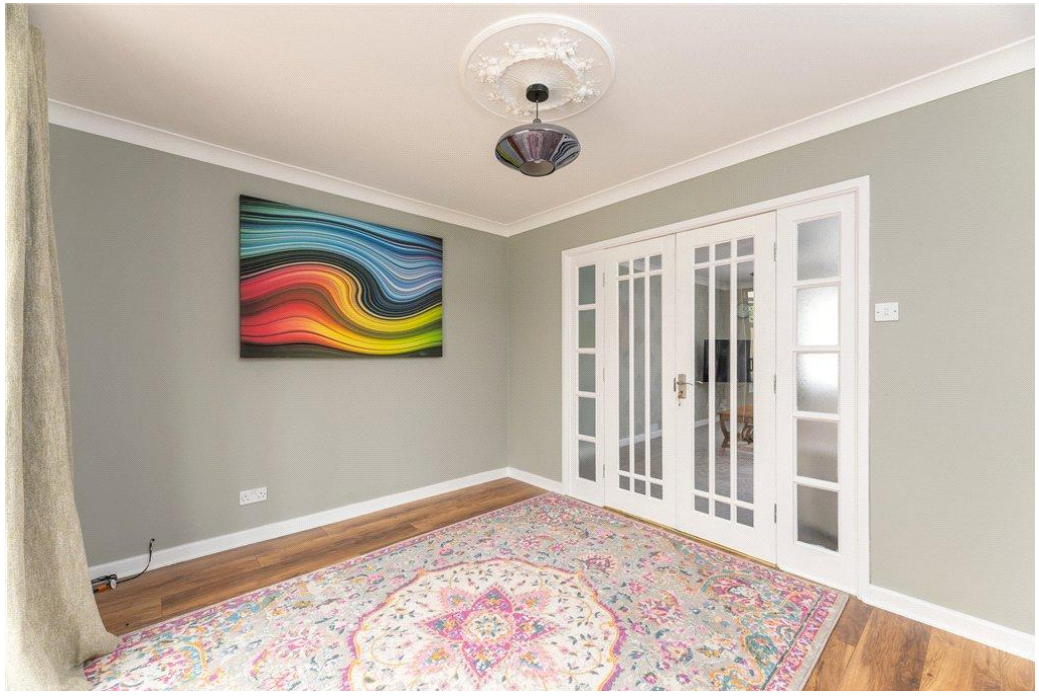
On the first floor there are four bedrooms including the spacious, front facing master bedroom which benefits from having an en-suite shower, WC and wash basin. The family bathroom has a modern, white three-piece suite including bath with shower over. The landing provides access to a part-boarded loft which is complete with fitted light, retractable ladder and offers a useful additional storage space.

Externally, to the front there is a block paved driveway which provides ample off-street parking. The rear garden is fully enclosed having an artificial lawn and secure storage including a generous outbuilding complete with fitted light and power making it suitable for a wide variety of different uses.

The vendor is prepared to leave many of the contents of the property, subject to a suitable offer been accepted.





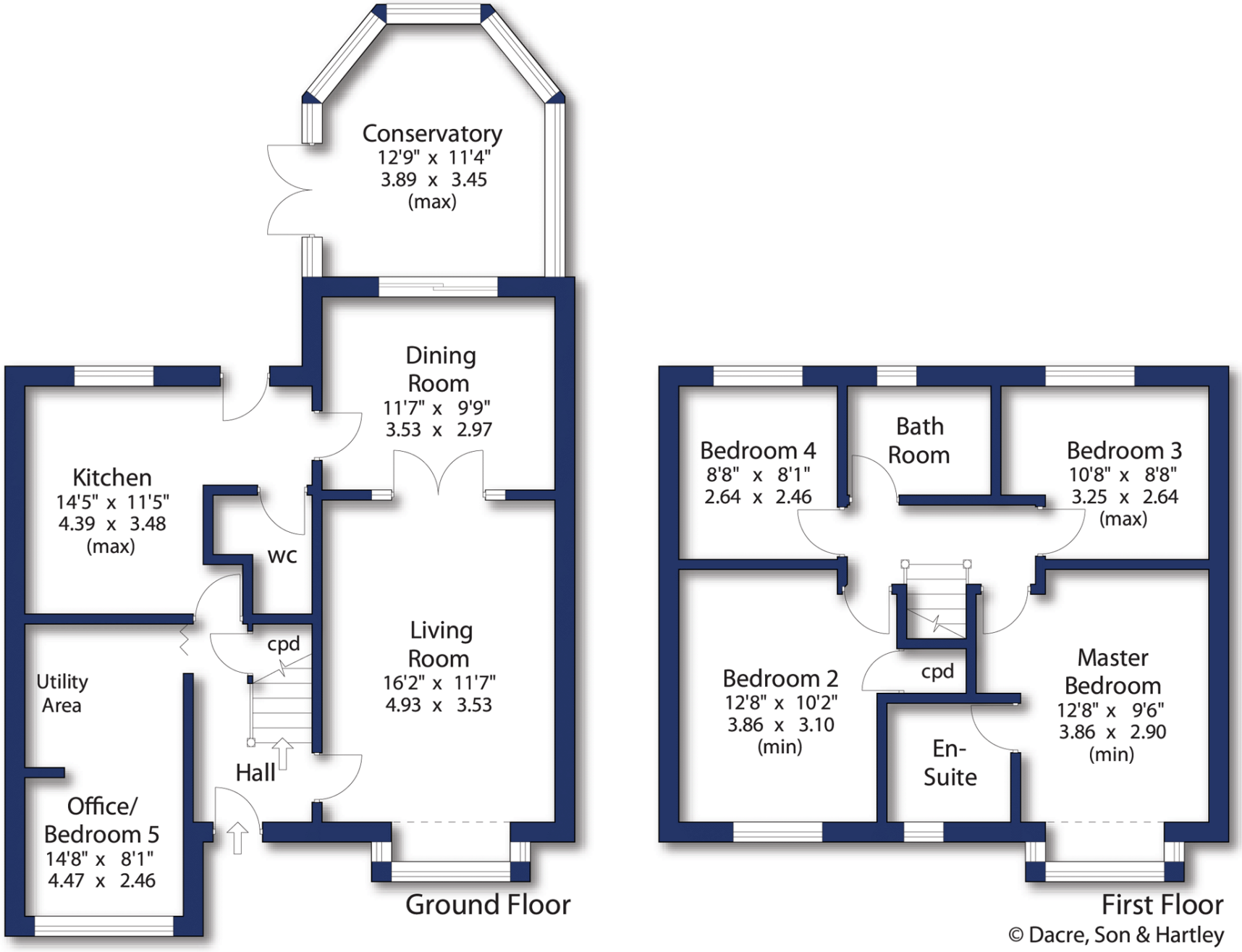








Floorplans



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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

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

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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