



Links Way, Drighlington

£520,000

*** MODERN DETACHED * FIVE BEDROOMS * THREE MODERN BATH/SHOWER ROOMS *
* OVER THREE FLOORS * EXCELLENT COMMUTER LOCATION * MODERN KITCHEN ***

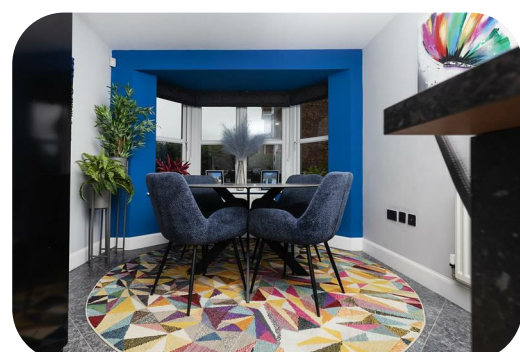
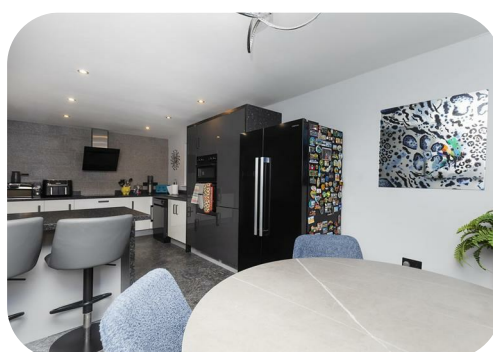
Tucked away in this quiet cul-de-sac location on the outskirts of Leeds, is this superb five bedroom modern detached home. Offering spacious family sized accommodation over three floors and benefiting from a modern fitted kitchen, three bath/shower rooms and a double garage.

Conveniently situated with easy access to Leeds, Bradford, motorway links and just minutes away from Junction 27 of the M62.

Drighlington boasts a range of amenities including restaurants, cafes, golf courses and well regarded schools close by. The family sized home comprises entrance hallway, cloaks/wc, dining kitchen, utility room, lounge, three first floor bedrooms - master bedroom having en suite shower room, together with house bathroom. There are two further second floor bedrooms and a shower room.

To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.

VIEWING ESSENTIAL!!





Entrance Hall

With understairs storage and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Dining Kitchen

21'6" x 9'3" (6.55m x 2.82m)

Modern fitted wall and base units incorporating sink unit, double oven, hob, extractor hood, wine cooler, dishwasher, breakfast bar, radiator and double glazed bay window.

Utility

6'7" x 5'7" (2.01m x 1.70m)

Modern fitted base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, upvc door to rear.

Lounge

23'4" x 10'2" (7.11m x 3.10m)

Modern wood burner fire, radiator, double glazed window, French doors.

First Floor

Bedroom One

15'5" x 10'4" (4.70m x 3.15m)

Modern sliding door wardrobes, radiator and double glazed window. En-Suite Shower Room;

En Suite

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Four

9'5" x 9'7" (2.87m x 2.92m)

Modern built in wardrobe, radiator and double glazed window.

Bedroom Five

8'8" x 9'5" (2.64m x 2.87m)

With built in wardrobe, radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, tiled walls and floor.

Second Floor

With velux window.





Bedroom Two

16'6" x 10'4" (5.03m x 3.15m)

With radiator and double glazed window.

Bedroom Three

13' x 9'6" (3.96m x 2.90m)

With radiator, double glazed window and mirrored sliding door wardrobes.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and velux window.

Exterior

To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.

TENURE

FREEHOLD

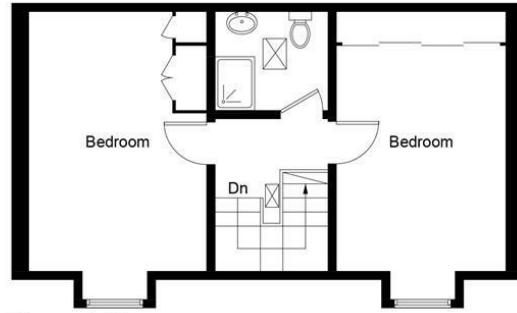
Council Tax Band

F / Leeds

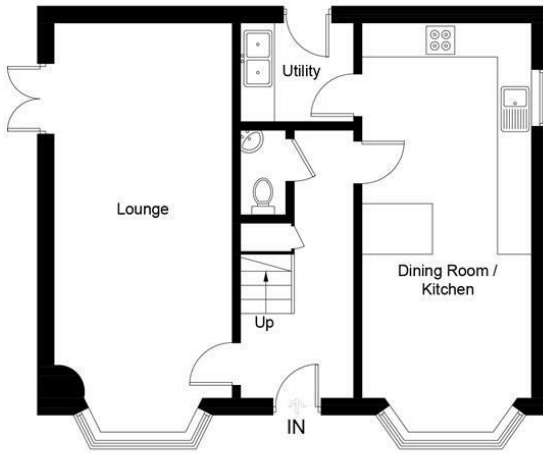


Links Way, BD11

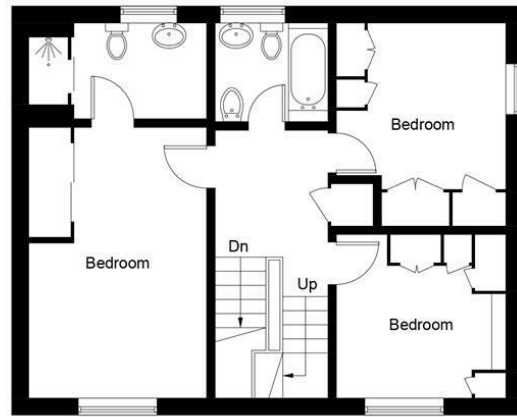
Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270857)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	79	83

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