

property details **approval form**

12 Margetson Road, Drighlington, Bradford, West Yorkshire, England, BD11 1DU

Date: 09 June 2026

Property Ref and Version: MLY111921 - 0001

selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

fixed price £220,000

Tenure: Freehold

>> **key features**

- > Well presented three bedroom mid through terrace
- > Fabulous outbuilding
- > Fitted kitchen & Utility Room
- > Parking to the front
- > Enclosed paved rear garden
- > EPC Rating: B

>> **short description**

WELL PRESENTED THREE BEDROOM MID THROUGH TERRACE with a FABULOUS OUTBUILDING, currently used an entertainment room, LIVING ROOM, KITCHEN, UTILITY ROOM, MODERN HOUSE BATHROOM, DRIVEWAY to the front and an easy to maintain ENCLOSED PAVED GARDEN to the rear.

>> **long description**

Situated in a highly sought-after location close to Drighlington village, this well-presented three-bedroom mid through terrace offers an ideal opportunity for first-time buyers or young families alike.

The property is tastefully decorated throughout and briefly comprises a welcoming living room, leading through to a spacious kitchen – perfect for everyday family life and entertaining. A separate utility room adds further practicality and convenience.

To the first floor are three well-proportioned bedrooms along with a modern house bathroom fitted with contemporary fixtures and finishes.

Externally, the property benefits from a driveway to the front, providing off-street parking. To the rear is an enclosed, low-maintenance paved garden, ideal for relaxing or entertaining. A standout feature is the fantastic outbuilding, complete with power and lighting, currently utilised as an entertainment room but offering versatile use as a home office, studio, or gym.

The location is particularly appealing, being within close proximity to Drighlington village amenities including shops, pubs, and restaurants, as well as well-regarded local schools. Excellent transport links and easy access to the motorway network make this property perfect for commuters.

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>> **directions**

>> **Agent Note**

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>> **room description**

Agents Note

Private right of way through shared ginnel, property is fitted with leased solar panels.

Entrance Hall

Composite door to the front, gas central heating radiator, uPVC double glazed window to the front.

Living Room

uPVC double glazed window to the front, gas central heating radiator, wood flooring, multifuel log burner set within the chimney breast.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated fridge freezer and dishwasher, gas hob, useul pantry cupboard, uPVC double glazed window to the rear.

Utility Room

Base units with work surfaces over, space for a washing machine and tumble dryer, uPVC double glazed door leading into the rear garden.

First Floor Landing

Access to all three bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes, storage cupboard.

Bedroom Two

uPVC double glazed window to the rear, gas central heating radiator, storage cupboard.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

A three piece modern bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin with vanity unit, tiled walls and floor, storage cupboard, heated towel rail, uPVC double glazed window to the rear.

Exterior

Driveway to the front and to the rear is an enclosed paved garden with access to the fabulous outbuilding which has power and lighting and currently used as a entertainment room.

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>> **room description**

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>> **property images**



Your William H Brown office: 80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP
T 0113 253 7100 E Morley@williamhbrown.co.uk

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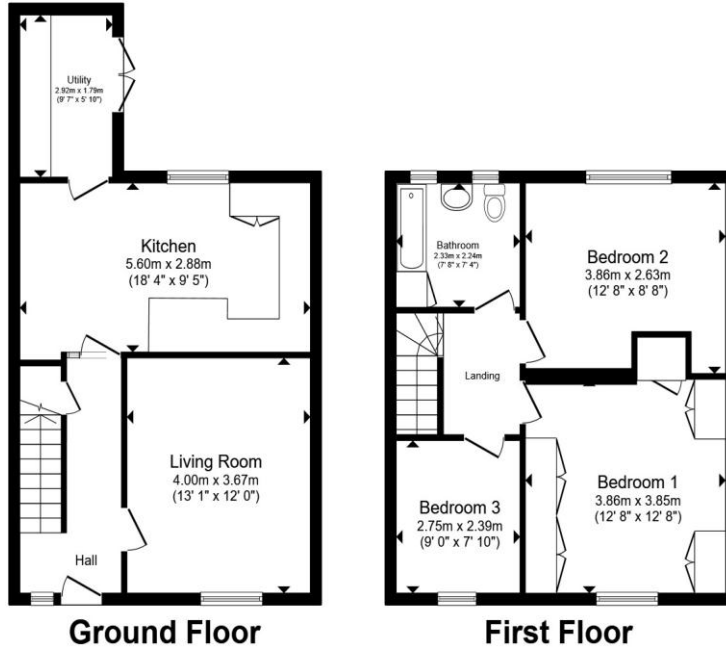
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>> floor plan



Total floor area 93.4 m² (1,006 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Oli Rhodes		
Miss M. Yeoman		

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