

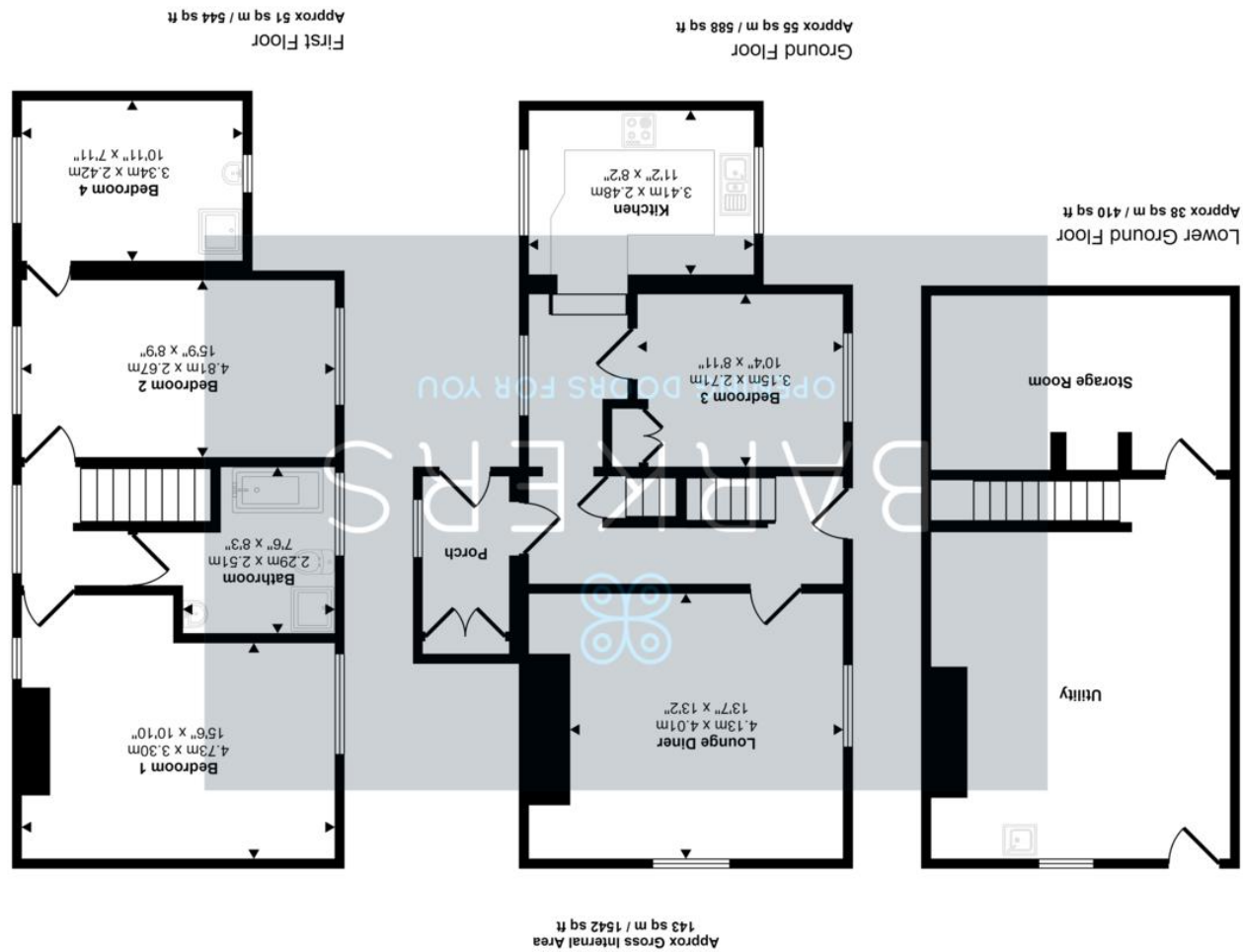
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

82 B

38 F



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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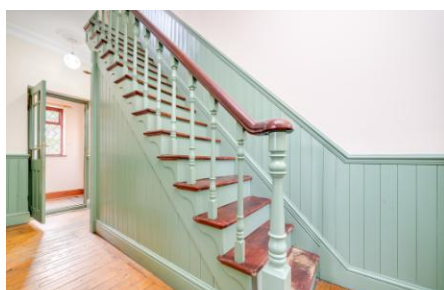


## 472 Oxford Road

Gomersal, Cleckheaton, BD19 4LB

Asking Price Of £330,000

- DETACHED CHARACTER PROPERTY
- ENTRANCE HALL
- LOUNGE, KITCHEN
- GROUND FLOOR BEDROOM/DINING ROOM/SITTING ROOM
- THREE FURTHER BEDROOMS
- HOUSE BATHROOM
- BASEMENT CELLAR
- PRIVATE PARKING & GARDEN



# Full Description

## DESCRIPTION

Barkers have pleasure in offering For Sale this Three/Four Bedroom Detached property, situated in the popular area of Gomersal, convenient for local amenities and the motorway transport network and being within the catchment area for BBG Academy. The property has the benefit of gas central heating, uPVC double glazing and solar panels. The accommodation briefly comprises; Entrance hall, kitchen, lounge, sitting room/dining room/ground floor bedroom and to the first floor; three good sized bedrooms and bathroom. Outside the property benefits from a spacious parking area, suitable for several vehicles and to the rear a good sized garden with spacious lawned areas surrounded by mature trees and a decked area with summer house, log store and further storage space. Planning permission has been previously passed to erect an extension at the side of the property - 2010/NMA/92025/E1.

## FRONT ENTRANCE PORCH

Featuring a large storage cupboard with useful hanging space, shoe/boot rack and additional shelving. Tiled flooring and a door leads into the entrance hall.

## ENTRANCE HALL

Spacious hallway with doors leading to the kitchen, lounge and dining room/downstairs bedroom. Stripped wooden floor. Stairs to first floor. Stairs to lower ground floor.

## KITCHEN

11' 2" x 8' 1" (3.41m x 2.48m)  
Fitted with a range of wall and base units with complementary work surfaces, one and half bowl sink unit with mixer tap, integrated gas hob with electric oven under and extractor fan, integrated fridge and plumbing for dishwasher/washing machine. Part tiled walls and vinyl flooring. Spotlights to ceiling.

## LOUNGE

13' 6" x 13' 1" (4.13m x 4.01m)  
Spacious room with featuring an Inglenook style fireplace with inset log burning stove, stone hearth and oak shelving. High ceilings with ceiling rose and picture rail. Built in cupboards to the alcoves. Stripped wooden floor.

## SITTING ROOM/GROUND FLOOR BEDROOM/TING ROOM 3

10' 4" x 8' 10" (3.15m x 2.71m)  
Good sized room, suitable for a variety of uses, currently used as a ground floor bedroom with built in wardrobes. Wooden flooring.

## STAIRS TO LOWER GROUND FLOOR/BASEMENT CELLAR

There are two large storage cellars with direct access to the rear garden. Plumbing for a washing machine and dryer and a Belfast sink. This area provides superb potential for conversion to provide additional living space subject to the necessary consents

## FIRST FLOOR LANDING

### BEDROOM NO. 1

15' 6" x 10' 9" (4.73m x 3.30m)  
Double room with ornate cast iron fireplace and hearth. Ceiling rose and coving. Stripped wooden floor. Central heating radiator.



### BEDROOM NO. 2

15' 9" x 8' 9" (4.81m x 2.67m)  
Double room with dual aspect windows. Stripped wooden floor. Access to fourth bedroom.

### BEDROOM NO. 4

10' 11" x 7' 11" (3.34m x 2.42m)  
Double room with wooden floor. Separate shower cubicle with glass surround.

## BATHROOM

Comprising a four piece suite of bath, low flush WC and pedestal wash basin. Separate shower cubicle. Half tiled walls and vinyl flooring.

## OUTSIDE

Outside the property benefits from a spacious parking area, suitable for several vehicles and to the rear a good sized garden with spacious lawned areas surrounded by mature trees and a decked area with summer house, original coal shed, log store and further storage space.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: C

## DIRECTIONS

From our Birkenshaw office turn right onto A58 / Whitehall Road and proceed to the roundabout. At the roundabout, take the 1st exit for A651 / Bradford Road and proceed for approx. 0.7 mile and then arrive at Oxford Road. The property can be identified by our For Sale board.

