

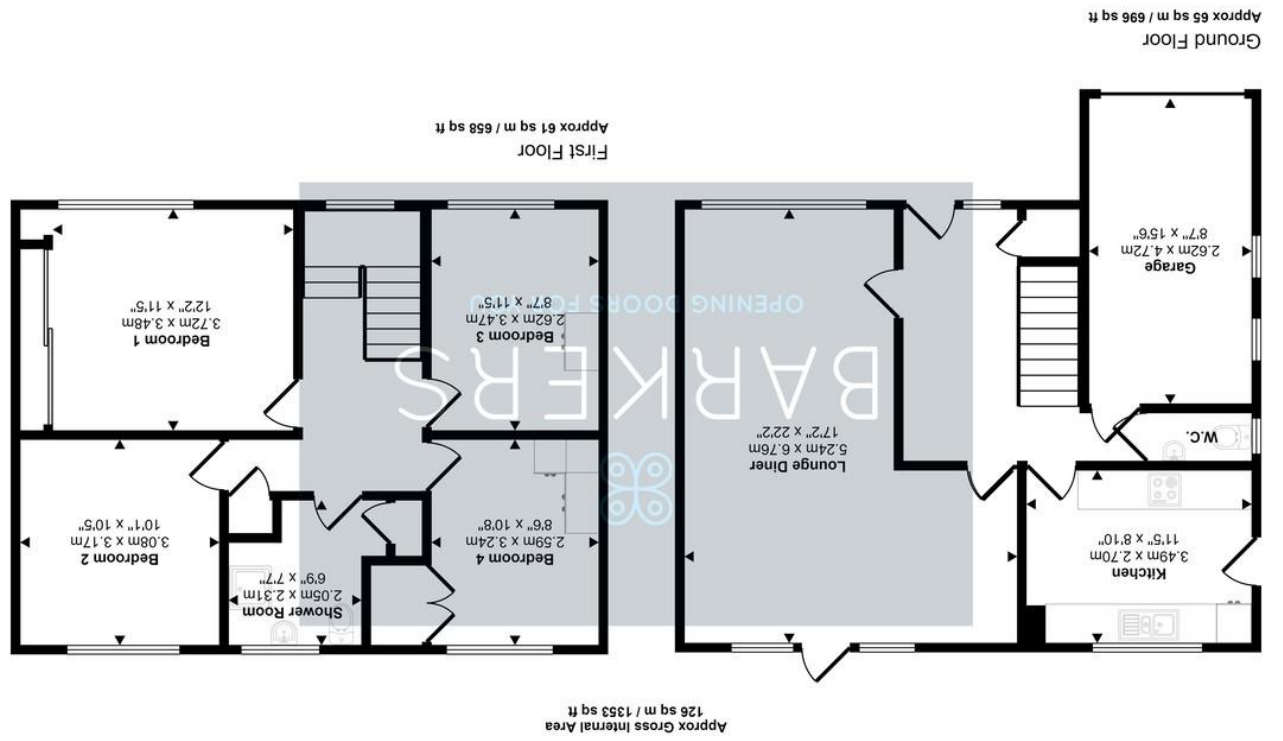
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

62 D

77 C



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.



BARKERS
Select Collection

26 Pollard Way

Gomersal, BD19 4PR

Asking Price £349,999

- DETACHED PROPERTY
- FOUR DOUBLE BEDROOMS
- KITCHEN
- LOUNGE/DINER
- DOWNSTAIRS WC
- SHOWER ROOM
- GARAGE, GARDENS & DRIVEWAY
- NO CHAIN
- POPULAR LOCATON



Full Description

Offered for sale with NO CHAIN is four DOUBLE bedroome d detached property situated in a quiet and sought after location. The property does need updating in line with personal taste and would make a superb family home. Ideally situated within easy reach of the local schools, shops, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Entrance hall, lounge/diner, kitchen, four double bedrooms and shower room. Externally there is a driveway to the front which provides private parking and leads to an integral garage. The front garden has an open plan lawned area with planted borders whilst to the rear there is an enclosed lawned garden with a patio area and pleasant leafy outlook to the rear.

ENTRANCE HALL

External door to entrance hall. Understairs storage cupboard. Stairs to first floor. Doors to lounge, dining room, kitchen, downstairs cloakroom/WC and door to garden. Laminate flooring.

CLOAKS/W.C.

With WC and wash hand basin. Laminate flooring.

LOUNGE/DINER

22' 2" max x 17' 2" max (6.76m x 5.23m)

Spacious L-shaped room featuring a fireplace with a living flame gas fire and a patio door leads out to the rear garden.

KITCHEN

11' 5" x 8' 10" (3.48m x 2.69m)

Fitted with a range of wall and base units with complementary work surfaces, gas hob with chimney style extractor hood over, eye level double electric oven, stainless steel sink with mixer tap and drainer, plumber for dish washer, space for fridge. Tiled floor and part tiled walls.

FIRST FLOOR LANDING

Doors lead to four DOUBLE bedrooms and the house bathroom. useful built-in storage cupboard.

BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m)

Double bedroom with fitted wardrobes with sliding doors.

BEDROOM TWO

10' 5" x 10' 1" (3.18m x 3.07m)

Double room.

BEDROOM THREE

11' 5" x 8' 7" (3.48m x 2.62m)

Double room with built-in wardrobes.

BEDROOM FOUR

10' 8" x 8' 6" (3.25m x 2.59m)

Double room with a built-in storage cupboard.



SHOWER ROOM

7' 7" x 6' 9" (2.31m x 2.06m)

Featuring a wet area with an electric shower and built-in shower seat, W.C. and wash basin. Tiled walls.

EXTERIOR

Externally there is a driveway to the front which provides private parking and leads to an integral garage. The front garden has an open plan lawned area with planted borders whilst to the rear there is an enclosed lawned garden with a patio area and pleasant leafy outlook to the rear.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D

DIRECTIONS

From our office, turn right onto the A58 / Whitehall Road East and continue for approx 0.4 mile. At the roundabout, take the 1st exit for A651 / Bradford Road and proceed for approx 1.2 mile. Take a sharp right onto A643 / Spen Lane and then turn right onto Pollard Avenue, then immediately turn right onto Pollard Way and the property can be identified by our For Sale board.

