

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

76 | c
67 | d



BARKERS
Select Collection



17 Windmill Grove

Gomersal, BD19 4JL

Asking Price £405,000

- STUNNING DETACHED
- ACCOMMODATION OVER THREE FLOORS
- ENTRANCE HALL
- LOUNGE
- DINING KITCHEN
- FOUR BEDROOMS
- TWO BEDROOMS WITH EN-SUITE FACILITIES
- HOUSE BATHROOM
- BEDROOM FIVE/OFFICE
- DRIVEWAY, DOUBLE GARAGE AND GARDEN



Full Description

DESCRIPTION

Offered for sale is this stunning 4/5 bedroomed detached family home occupying a quiet position on this sought after development. This property has been finished to a very high standard by the present owners with quality fixtures and fittings throughout and must be viewed to be appreciated. Conveniently situated within easy reach of local schools, amenities, bus routes and just minutes from junction 26 of the M62 motorway network. The property benefits from uPVC double glazing, security alarm system and gas central heating controlled by a HIVE system. The accommodation briefly comprises: Entrance hall, lounge, dining room/bedroom, dining kitchen, three further bedrooms (two with en-suite facilities), house bathroom and lower ground floor double bedroom/office. Externally there is a driveway to the front providing private parking, double garage, an enclosed garden to the rear which offers a high degree of privacy and a further patio to the side of the property.

ENTRANCE HALL

An external door leads into the entrance hall which has staircases leading to the first floor landing and lower ground floor. There is a useful built-in storage cupboard and doors lead to the lounge, dining room/bedroom three, dining kitchen, family bathroom and a further double bedroom with en-suite shower room.

LOUNGE

13' 8" x 12' 9" (4.18m x 3.89m)

Featuring an electric wall mounted fire with LED lighting, laminate flooring, ornate coving and ceiling rose and double French doors lead out to the balcony.

DINING KITCHEN

21' 0" x 10' 0" (6.41m x 3.06m)

Fitted with a range quality wall and base units with under unit lighting and glass display cabinets, complementary butchers block work surfaces, brick effect splash back tiling and an inset Belfast sink with a mixer tap. There are a range of integrated appliances including a full size fridge and freezer, dishwasher, microwave, electric oven and a ceramic hob with a chimney style extractor over. Laminate flooring, built in wine rack and doors lead out to the balcony and out to the side elevation of the property.

DINING ROOM/BEDROOM THREE

11' 8" x 9' 6" (3.56m x 2.91m)

Double room which is currently being used as a dining room and has laminate flooring.

BEDROOM TWO

12' 1" x 10' 2" (3.69m x 3.11m)

Double room with laminate flooring and a door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a three piece white suite which comprises of a shower cubide, W.C. and wash basin. Tiled walls, laminate flooring, shaver point and a heated chrome towel radiator.

FAMILY BATHROOM

Fitted with a three piece white suite which comprises of a bath with mixershower tap, W.C. and wash basin. Heated chrome towel radiator and tiled walls.



LOWER GROUND FLOOR

HALLWAY

Doors lead to bedroom five/office and into the integral garage.

BEDROOM FIVE/OFFICE

11' 5" x 6' 6" (3.5m x 2m)

Offering an ideal space for those working from home or to offer an additional bedroom.

FIRST FLOOR LANDING

This spacious landing has doors leading to two further double bedrooms. Access to useful loft space.

BEDROOM ONE

14' 3" x 13' 10" (4.36m x 4.22m)

Double room with built-in wardrobes offering plentiful storage and a coordinating dressing table and cupboards. The flooring is part carpeted and part laminate and there is a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

10' 0" x 4' 8" (3.06m x 1.43m)

Fitted with a three piece white suite which comprises of a corner shower cubide, wash basin inset into a vanity unit and W.C. Tiled walls and flooring, inset spotlights to the ceiling, shaver point and a heated chrome towel radiator.

EXTERIOR

Externally there is a driveway to the front which provided private parking and leads to the integral double garage. At the side of the property there is a seduded patio area which is paved and pebbled and has a gate leading to the rear garden. The rear garden offers a high degree of privacy and is lawned with pebbled borders, summerhouse, undercover seating area and a further raised decked patio.

