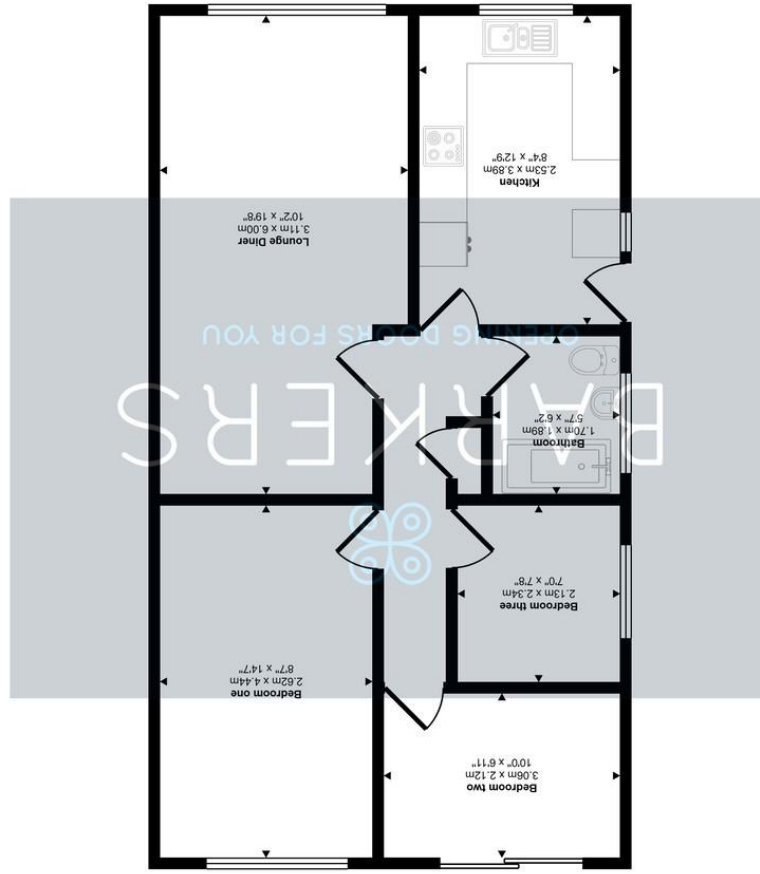


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Floorplan



## 21 Moor Lane

Gomersal, BD19 4LF

Offers In Region Of £279,000

- WELL PRESENTED DETACHED BUNGALOW
- KITCHEN
- INNER HALLWAY
- LOUNGE/DINER
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY, GARAGE & GARDENS



## Full Description

Offered for sale with NO CHAIN is this well presented three bedroomed detached true bungalow situated in this sought after location in Gomersal. Having the benefit of gas central heating and uPVC double glazing. Conveniently placed close to local amenities, bus routes, motorway links and within walking distance of Oakwell Hall Country Park. The accommodation briefly comprises: Kitchen, inner hallway, lounge/diner, three bedrooms and bathroom. Externally there is a pebbled garden to the front, driveway, single garage and an enclosed rear garden. (Some items of furniture can be included in the sale subject to separate negotiation).

### KITCHEN

12' 9" x 8' 4" (3.89m x 2.54m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset sink with a mixer tap. Double electric oven and grill, ceramic hob with a chimney style extractor over, space for a fridge/freezer and plumbing for a washing machine. Vertical radiator, laminate flooring and a door leads into the inner hallway.

### INNER HALLWAY

Doors lead to the lounge, three bedrooms and house bathroom. Loft access point.

### LOUNGE/DINER

19' 8" x 10' 2" (5.99m x 3.1m)

Featuring a bay window, wall lights and a fireplace with an electric fire.

### BEDROOM ONE

14' 7" x 8' 7" (4.44m x 2.62m)

Double room with a ceiling fan.

### BEDROOM TWO

10' 0" x 6' 11" (3.05m x 2.11m)

Double room with laminate flooring and patio doors leading out to the rear garden.

### BEDROOM THREE

7' 8" x 7' 0" (2.34m x 2.13m)

Single room.

### HOUSE BATHROOM

6' 2" x 5' 7" (1.88m x 1.7m)

Fitted with a three piece suite which comprises of a bath with an electric shower over and glass screen, W.C. and wash basin. Part tiled walls, vinyl flooring and a heated chrome towel radiator.



### EXTERIOR

To the front of the property there is a pebbled garden which could be utilised to offer additional parking, driveway and a single garage. To the rear there is a low maintenance enclosed paved garden.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

