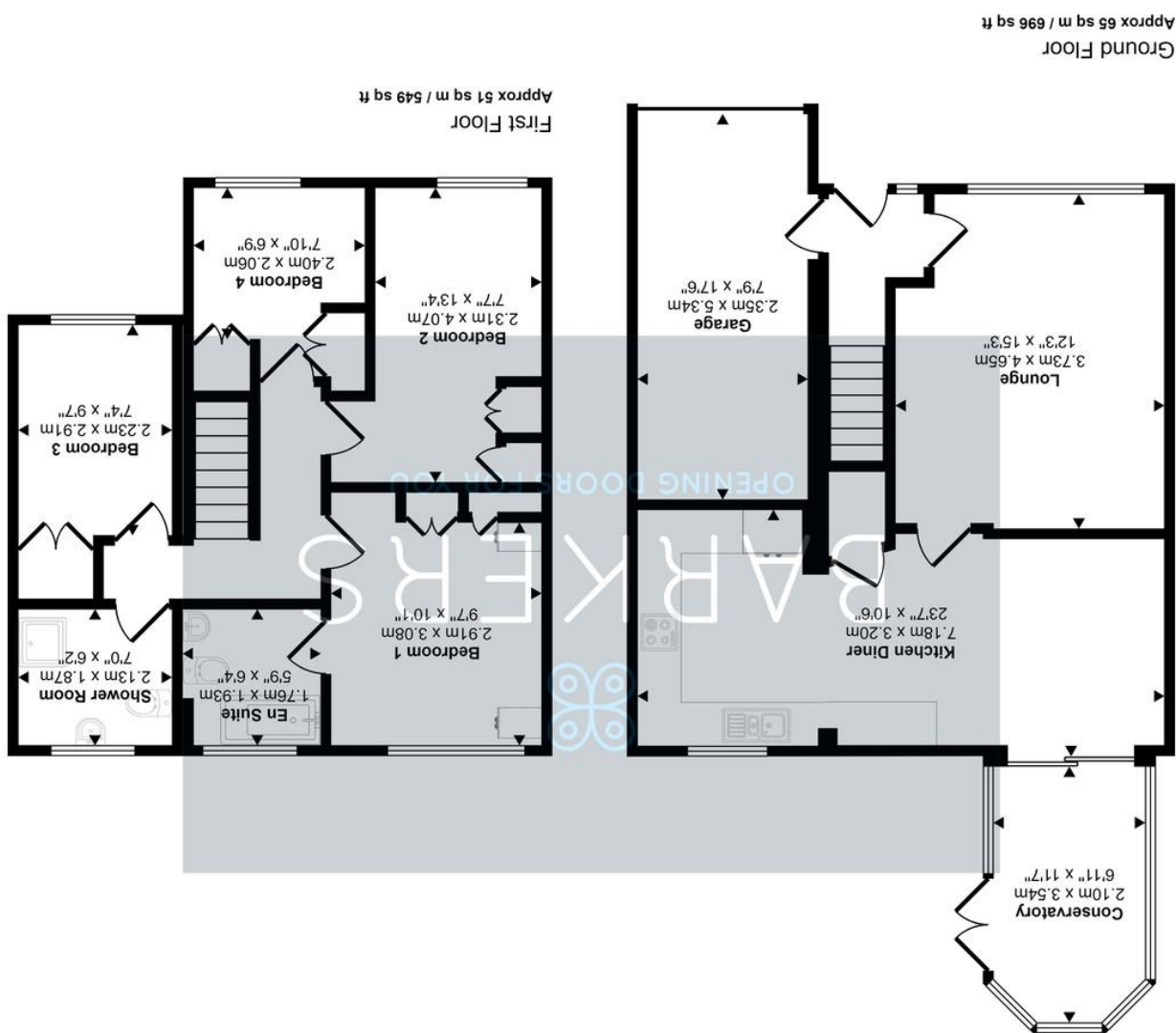


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	81 B

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
OPENING DOORS FOR YOU



8 Oxford Drive
Gomersal, BD19 4TU
Asking Price £325,000

- NO CHAIN
- IMMACULATE DETACHED
- ENTRANCE HALL, LOUNGE
- DINING KITCHEN, CONSERVATORY
- FOUR BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- INTEGRAL GARAGE
- DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN



Full Description

Offered with NO CHAIN is this immaculate detached property which would make the ideal family home. Located in a quiet cul de sac but still close by to local amenities, transport links and schools. The property benefits from double glazing and gas central heating. The accommodation briefly comprises: Entrance hallway, lounge, dining kitchen, conservatory, four bedrooms, en-suite bathroom and shower room. Externally the property has a double driveway to the front leading to an integral garage. There is an enclosed well maintained rear garden which offers a good degree of privacy.

ENTRANCE HALL

An external door leads into the entrance hallway which has doors to the lounge and integral garage. A staircase leads to the first floor landing.

LOUNGE

15' 3" x 12' 3" (4.65m x 3.73m)

Featuring as fireplace with electric fire with wooden surround. A door leads into the dining kitchen.

DINING KITCHEN

23' 7" x 10' 6" (7.19m x 3.2m)

This impressive dining kitchen is fitted with a range of modern wall and base units with a pull out larder unit, inset 1 1/2 bowl sink and complementary work surfaces. Electric double oven, induction hob and chimney style extractor. Integrated dishwasher and fridge/ freezer. Plumbing for automatic washing machine. Useful built in storage cupboard and patio doors lead into the conservatory.

CONSERVATORY

11' 7" x 6' 11" (3.53m x 2.11m)

With laminate flooring and French doors lead to the garden.

LANDING

Loft access point accessed via pull down ladder and doors lead to four good sized bedrooms and the shower room.

BEDROOM ONE

10' 1" x 9' 7" (3.07m x 2.92m)

This double bedroom and useful built in wardrobes, over head cupboards and drawers. A door leads to the en-suite bathroom.

EN-SUITE BATHROOM

6' 4" x 5' 9" (1.93m x 1.75m)

The en-suite has a modern white three piece suite comprising of bath with mixer shower tap, wash hand basin and WC inset in vanity unit. LED de-steaming mirror and an electrically operated blind.

BEDROOM TWO

13' 4" x 7' 7" (4.06m x 2.31m)

Double bedroom with built in wardrobes and cupboards. Electrically operated blind.

BEDROOM THREE

9' 7" x 7' 4" (2.92m x 2.24m)

Double bedroom with built in wardrobes.



BEDROOM FOUR

7' 10" x 6' 9" (2.39m x 2.06m)

Good sized single bedroom with built in wardrobes and cupboards. Electrically operated blind.

SHOWER ROOM

7' 0" x 6' 2" (2.13m x 1.88m)

The shower room contains a white modern three piece suite comprising of corner shower cubicle, basin and WC inset in vanity unit. Modern chrome vertical towel rail, tiled walls, vinyl flooring and an electrically operated blind.

EXTERNAL

The property has a double driveway to the front which provides private parking and leads to an integral garage. The rear garden offers a good degree of privacy and has a paved patio area and a raised garden with artificial grass bordered by shrubs.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax - Band D

DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout take the first exit into Bradford Road. At the traffic lights proceed straight across into Oxford Road and at Gomersal Hill Top traffic lights proceed straight across. Turn right into Oxford Drive where the property will be easily identified by our For Sale board.

