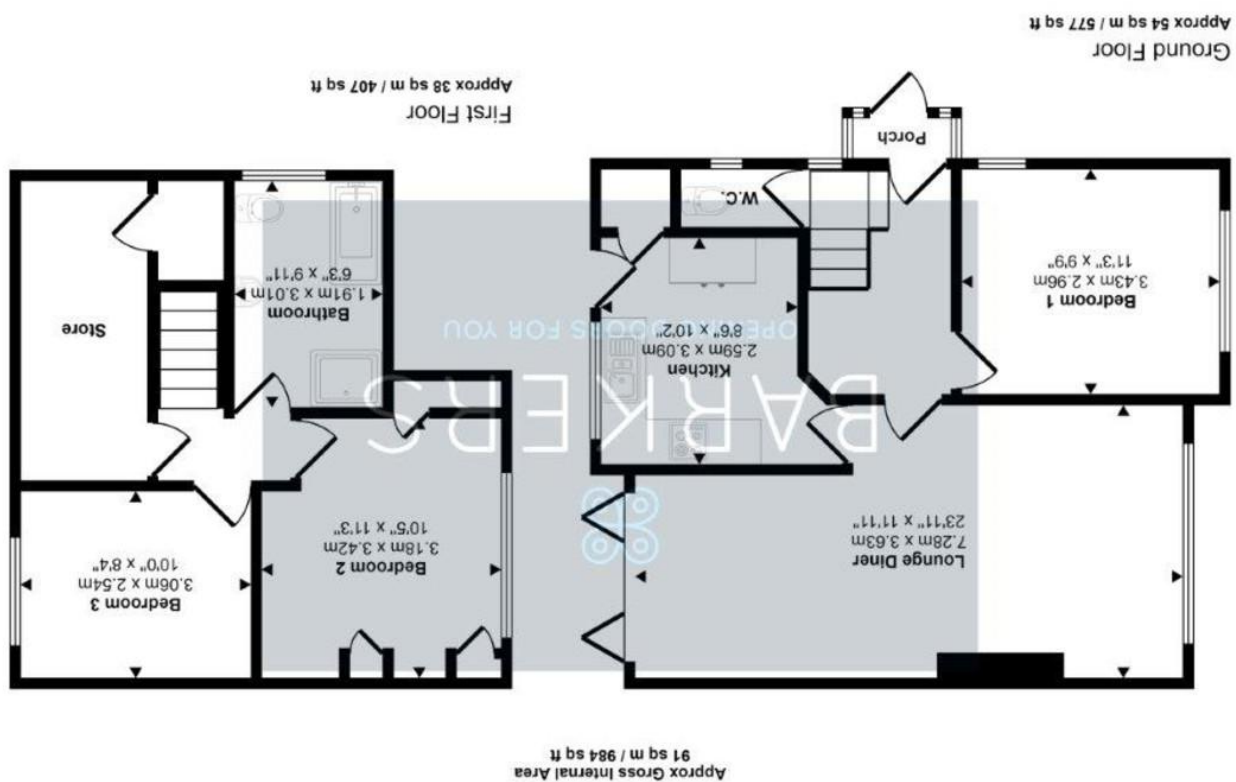


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



BARKERS  
OPENING DOORS FOR YOU



21 Swincliffe Crescent  
Gomersal, BD19 4BD  
Asking Price £260,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- DOWNSTAIRS WC
- SPACIOUS LOUNGE/DINER
- GENEROUS CORNER PLOT
- SPACIOUS GARDENS
- DRIVEWAY & GARAGE
- CLOSE TO BBG SCHOOL





## Full Description

Occupying a generous corner plot in this sought after location is this well presented semi detached family home which has beautifully maintained gardens to three sides, a driveway and garage. Situated within walking distance of the highly regarded BBG Academy, close to amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, cloaks/W.C. lounge/diner, modern kitchen, three bedrooms and a house bathroom.

### ENTRANCE HALL

A door to the side elevation leads into the entrance hall which has a staircase leading to the first floor landing and doors lead to the cloaks/W.C., lounge and ground floor double bedroom.

### CLOAKS/W.C.

WC, tiled walls and vinyl flooring.

### GROUND FLOOR BEDROOM ONE

11' 3" x 9' 8" (3.43m x 2.96m)

Double bedroom situated on the ground floor.

### LOUNGE/DINER

23' 10" x 11' 10" (7.28m x 3.63m)

Spacious room with bi-fold patio door to the rear garden.

Modern vertical radiator.

### KITCHEN

Fitted with a range of modern wall and base units, splashback tiling, induction hob with built-in extractor, double electric oven, wine cooler, space for fridge/freezer, plumbing for washing machine, inset sink with mixer tap. Laminate flooring. Pantry with vent for dryer and shelving.

### FIRST FLOOR LANDING

Built in storage cupboard. Doors to 2 bedrooms and bathroom.

### BEDROOM TWO

10' 5" x 11' 2" (3.18m x 3.42m)

Double bedroom.

### BEDROOM THREE

10' 0" x 8' 3" (3.06m x 2.54m)

Double bedroom.

### HOUSE BATHROOM

Modern bathroom with a four piece white suite with walk in shower, bath, WC, wash hand basin, fully tiled walls, vinyl flooring. Spotlights.

### EXTERIOR

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

