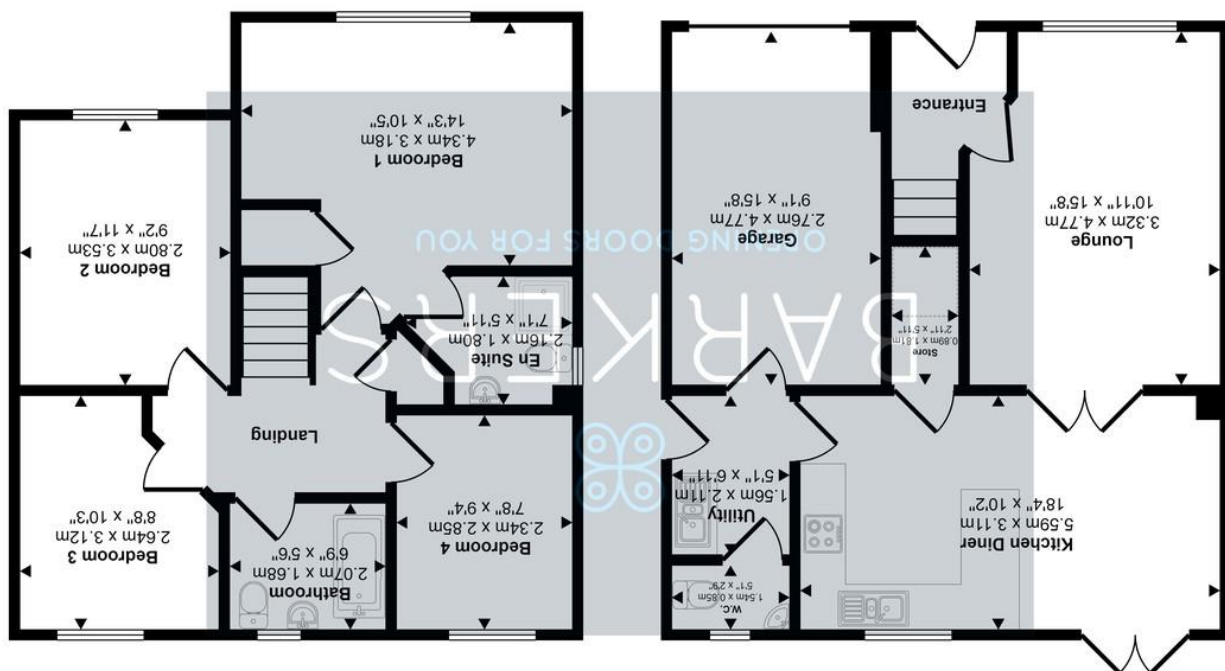


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Denotes head height below 1.5m

Ground Floor
Approx 58 sq m / 629 sq ft

First Floor
Approx 56 sq m / 598 sq ft



Approx Gross Internal Area
114 sq m / 1228 sq ft

Score	Energy rating	Current	Potential
92+	A	88 B	77 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BARKERS
OPENING DOORS FOR YOU

16 Howley Close

Gomersal, BD19 4PF

Guide Price £349,995

- DETACHED FAMILY HOME
- ENTRANCE HALL, CLOAKS/W.C.
- LOUNGE
- DINING ROOM, UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- GARDEN TO REAR



Full Description

Offered for sale with NO CHAIN is this well presented four double bed roomed detached family home which can be occupied with the minimum of expense and must be viewed to be appreciated. Forming part of this popular development 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 and gas central heating. The accommodation briefly comprises: Entrance hall, cloaks/W.C, lounge, dining kitchen, utility room, four double bedrooms, en-suite shower room and family bathroom. Externally there is a driveway to the front elevation which provides private parking and leads to the garage. To the rear there is an enclosed landscaped garden which offers a high degree of privacy and an ideal space for outdoor entertaining and Al fresco dining.

ENTRANCE HALL

An external door leads into the entrance hallway.

LOUNGE

15' 8" x 10' 11" (4.78m x 3.33m)

Double doors lead to the dining kitchen.

DINING KITCHEN

18' 4" x 10' 2" (5.59m x 3.1m)

The dining kitchen has a fitted range of modern wall and base units, inset sink and complementary work surfaces. Electric oven, four ring gas hob and extractor over. Plumbing for dishwasher and space for fridge. Useful under stairs storage.

UTILITY ROOM

Inset sink and space for an automatic washing machine. Door leads to the W.C, out to the side elevation and into the garage.

CLOAKS/ WC

Contains low flush WC and wash hand basin.

LANDING

Storage cupboard.

BEDROOM ONE

14' 3" x 10' 5" (4.34m x 3.18m)

Double bedroom. Useful storage cupboard.

EN-SUITE SHOWER ROOM

Contains a white three piece suite comprising of low flush WC., wash hand basin and shower cubicle. Part tiled walls.

BEDROOM TWO

11' 7" x 9' 2" (3.53m x 2.79m)

Double bedroom.

BEDROOM THREE

10' 3" x 8' 8" (3.12m x 2.64m)

Double bedroom.

BEDROOM FOUR

9' 4" x 7' 8" (2.84m x 2.34m)

Double bedroom.



FAMILY BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

The family bathroom contains a white three piece suite comprising of low flush WC, wash hand basin and bath. Part tiled walls.

EXTERNAL

Externally there is a driveway to the front elevation which provides private parking and leads to the garage. To the rear there is an enclosed landscaped garden which offers a high degree of privacy and an ideal space for outdoor entertaining and Al fresco dining.

DIRECTIONS

From our Birkenshaw office turn right on Whitehall road and at the roundabout take the first exit onto Bradford Road. At the traffic lights proceed straight ahead and continue into Oxford Road. At Gomersal Hill top turn right into Spen Lane and after a short while turn right again into Burnleys Mill Road. Turn right into Howley Close where the property will be easily identified by our For Sale board.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax - D

