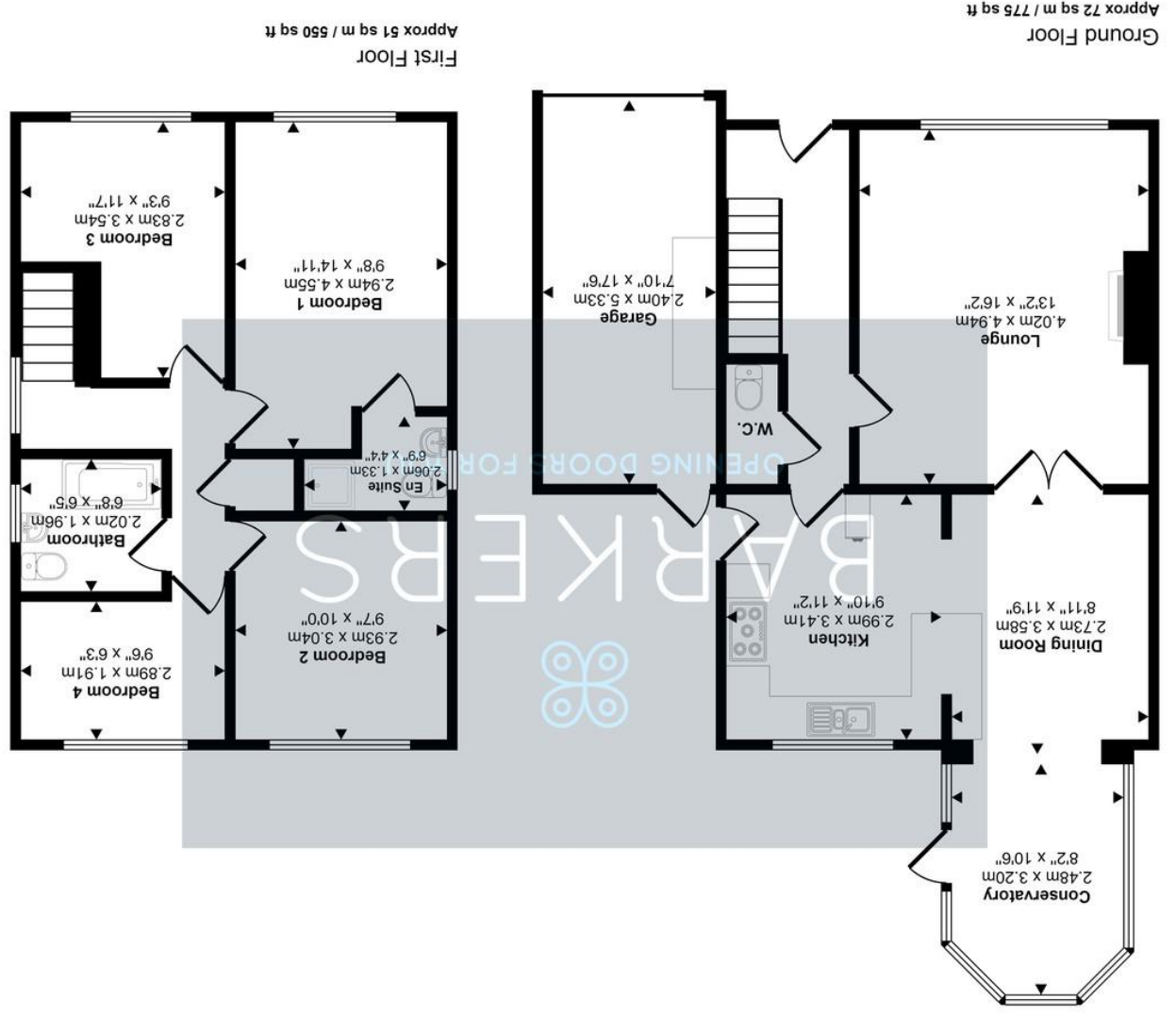


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

83 B → 71 C →



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.



39 Shirley Avenue
Gomersal, BD19 4NA
£350,000

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



Full Description

Viewing is essential on this beautifully presented detached family home which has been finished to a high standard by the present owners with quality fixtures and fittings throughout. Situated in a quiet location within easy reach of local schools, amenities, bus routes and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from a uPVC double glazing and gas central heating with a smart thermostat. The accommodation briefly comprises: Entrance hall, cloaks/W.C., lounge, dining kitchen, conservatory, four bedrooms, en-suite shower room and family bathroom. Externally there is a driveway to the front which provides private parking, garage and a good sized enclosed garden to the rear with a pleasant leafy outlook.

ENTRANCE HALL

An external door leads into the entrance hall which has laminate flooring and a staircase leading to the first floor landing. Doors lead to the cloaks W.C. and dining kitchen.

CLOAKS/W.C

Fitted with a W.C. with a built wash basin and has part tiled walls, tiled flooring, extractor fan and a heated towel radiator.

DINING KITCHEN

11' 2" x 9' 10" (3.4m x 3m)

This spacious and light room is fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset sink with a mixer tap. Breakfast bar which provides seating, integrated dishwasher, space for a Range style cooker

with a chimney style extractor over, space and plumbing for an American style fridge/freezer. There is a dining area which measures 11'9" x 8'11" and has an archway leading to the conservatory and French doors lead to the lounge.

CONSERVATORY

10' 6" x 8' 2" (3.2m x 2.49m)

A door leads out to the rear garden.

LOUNGE

16' 2" x 13' 2" (4.93m x 4.01m)

Featuring a bay window and an inglenook fireplace with a slate tiled hearth.

FIRST FLOOR LANDING

Doors lead to four good sized bedrooms and the family bathroom. Access point to the loft which is boarded for storage and has a drop down ladder.

BEDROOM ONE

14' 11" x 9' 8" (4.55m x 2.95m)

Double room with a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

6' 9" x 4' 4" (2.06m x 1.32m)

Fitted with a three piece suite which comprises of a shower enclosure, W.C. and wash basin inset into a vanity unit. Acrylic panelled walls, chrome heated towel radiator and tiled flooring.



BEDROOM TWO

10' 0" x 9' 7" (3.05m x 2.92m)

Double room.

BEDROOM THREE

11' 7" max x 9' 3" max (3.53m x 2.82m)

BEDROOM FOUR

9' 6" x 6' 3" (2.9m x 1.91m)

Currently used as a dressing room.

FAMILY BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m)

Fitted with a three piece white suite which comprises of a 'P' shaped shower bath with a curved glass screen and an electric shower over, W.C. and wash basin. Tiled walls and flooring and a chrome heated towel radiator.

EXTERIOR

To the front of the property there is a driveway which provides private parking and leads to a garage which has plumbing for a washing machine. To the rear there is a good sized enclosed garden with a leafy outlook at the rear. There is a lawn, paved patio areas and an outside tap.

ADDITIONAL INFORMATION

Council tax band - D

Tenure - Freehold

