

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should



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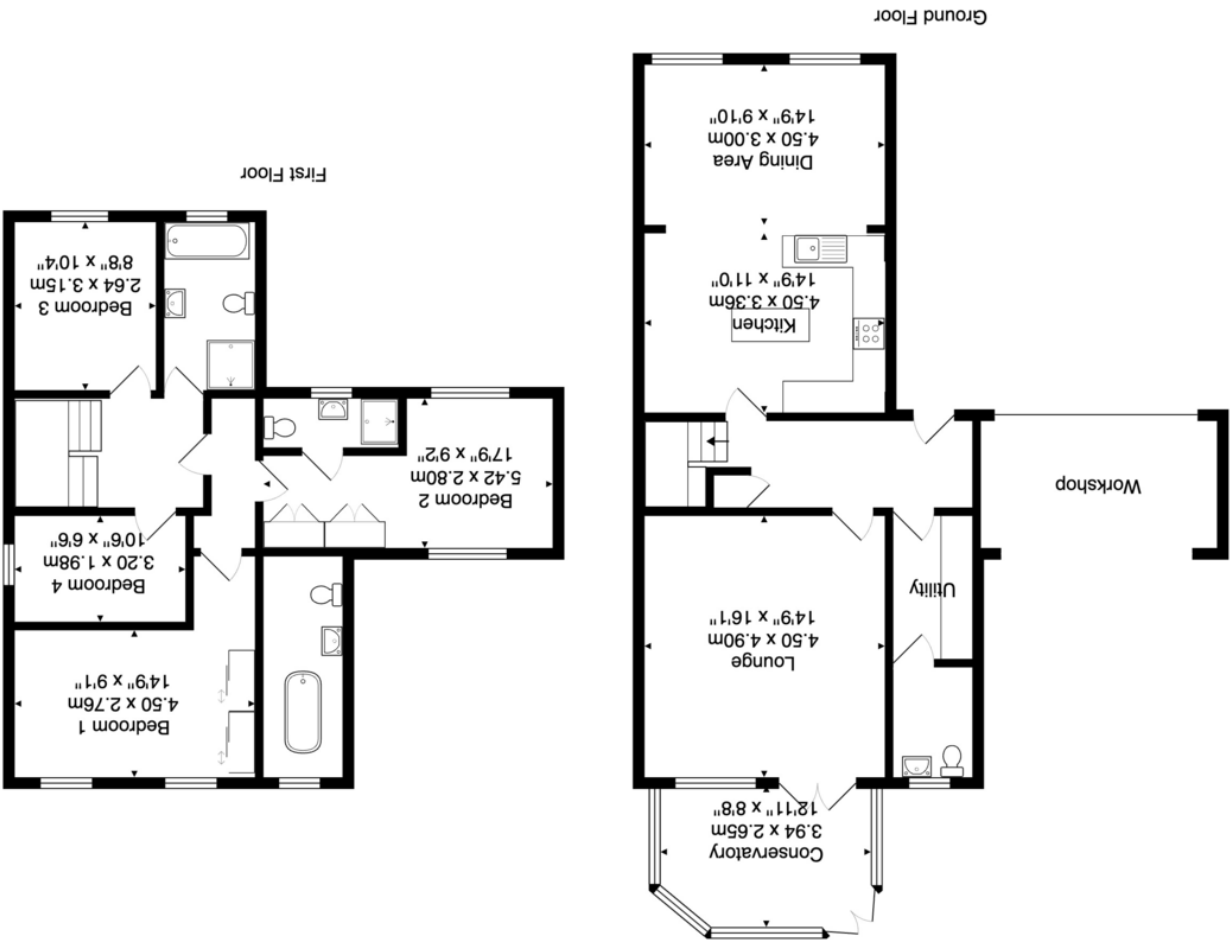
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

68 D

77 C



Total Area: 161.8 m² ... 1742 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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BARKERS
Select Collection



122 Oxford Road
Gomersal, Cleckheaton, BD19 4HD
£470,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- GATED DRIVEWAY, DBL GARAGE & WORKSHOP
- ENTRANCE HALL, CLOAKS/W.C.
- DINING KITCHEN & UTILITY ROOM
- LOUNGE & CONSERVATORY
- FOUR BEDROOMS (TWO WITH EN-SUITE FACILITIES)
- FAMILY BATHROOM
- VIEWS OVER FIELDS TO THE REAR



Full Description

Offered for sale is this beautifully pretested stone built detached family home which has been finished by to very high standard by the present owner and must be viewed to be appreciated. The property enjoys views over farmland to the rear and is ideally situated within easy reach of local schools, shops, amenities and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating and has quality fixtures and fittings throughout. The accommodation briefly comprises: Entrance hall, utility room, cloak/W.C., lounge, conservatory, dining kitchen, four bedrooms (two with en-suite facilities) and a family bathroom. Externally there is a gated driveway to the front providing private parking, workshop which you can open up to drive through and access a detached double garage. There is an enclosed garden to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has solid oak flooring and a useful built-in storage cupboard. A solid oak and glass staircase leads to the first floor landing.

UTILITY ROOM

Fitted with a range of wall and base units with complementary work surfaces, plumbing for a washing machine and space for a tumble dryer.

CLOAKS/W.C.

Fitted with a two piece suite which comprises of a W.C. and wash basin inset into a vanity unit. Tiled walls and flooring.

LOUNGE

16' 1" x 14' 9" (4.9m x 4.5m)
Featuring solid oak flooring, an inglenook fireplace with a wood burning stove and a door leads into the conservatory.

CONSERVATORY

12' 11" x 8' 8" (3.94m x 2.64m)
With laminate flooring and a ceiling fan. A door leads out to the rear garden.

DINING KITCHEN

14' 9" x 11' 0" (4.5m x 3.35m)
Fitted with an excellent range of wall and base units with complementary solid wood work surfaces and an inset stainless steel sink with a mixer tap. Range style cooker with a double chimney style extractor over, freestanding feature island unit, space for a fridge/freezer and tiled flooring. The kitchen flows into the dining area which measures 14'9" x 9'10" and has the benefit of two windows providing plentiful natural light.

FIRST FLOOR LANDING

There is a feature bespoke oak panelling to the walls, useful built-in storage cupboards and doors lead to four bedrooms and the luxury house bathroom.

BEDROOM ONE

14' 9" x 9' 1" (4.5m x 2.77m)
Double room with built-in wardrobes providing plentiful storage. A door leads to the luxury en-suite bathroom.

EN-SUITE BATHROOM

Fitted with a freestanding slipper bath with a mixer shower tap, W.C. and wash basin. Wood panelling and tiling to the walls, wall lights, tiled flooring and a feature radiator.

BEDROOM TWO

17' 9" x 9' 2" (5.41m x 2.79m)
Double room with built-in wardrobes providing plentiful storage. A door leads to the en-suite shower room.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite which comprises of a shower cubicle, wash basin inset into a vanity unit and W.C. Tiled walls and flooring, extractor fan and inset spotlights to the ceiling.

BEDROOM THREE

10' 4" x 8' 8" (3.15m x 2.64m)
Double room.

BEDROOM FOUR /STUDY

10' 6" x 6' 6" (3.2m x 1.98m)
Good sized single room.

FAMILY BATHROOM

Fitted with a luxury Italian suite which comprises of a walk-in shower/wet area, bath with a mixer shower tap, bath, W.C. and a wash basin inset into a vanity unit. Tiled walls and flooring and inset spotlights to the ceiling.

EXTERIOR

To the front of the property there is a gated block paved driveway which provides private parking. There is a workshop which can be opened from both sides to allow access to the detached double garage at the rear. The rear garden enjoys a wonderful open aspect onto farmland and has a lawn with planted borders and decked and paved patio areas.

ADDITIONAL INFORMATION

Tenure - Freehold
Council tax band - E

