



## Goosedale Court, Tong,

£279,950

\* DETACHED \* FOUR/FIVE BEDROOMS \* TWO/THREE RECEPTION ROOMS \* GARDENS & PARKING \*  
\* WELL PRESENTED THROUGHOUT \* SOUGHT AFTER LOCATION \* VIEWING RECOMMENDED \*

A fantastic opportunity for the growing family to purchase this modern four bedroom detached house.

Situated on the outskirts of Bradford and within easy reach of amenities, schools and excellent motorway links.

Benefits from three reception rooms, gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, lounge, dining room, dining kitchen, cloakroom/wc and sitting room. There are four first floor bedrooms - master bedroom having en-suite shower room, together with house bathroom.

To the outside there are gardens to the rear with a driveway providing off street parking.





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**Hall**

**Cloakroom**  
10'9" x 8'6" (3.28m x 2.59m")  
Radiator.

**Lounge**  
16'7" x 12'1" (5.05m x 3.68m")  
Feature fireplace surround, radiator and french doors leading to rear.

**Dining / Kitchen**  
12'1" x 9'9" (3.68m x 2.97m")  
White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, tiled floor and radiator.

**Sitting Room**  
13'4" x 7'9" (4.06m x 2.36m")  
Radiator.

**First Floor Landing**

**Bedroom One**  
14'5" x 10'2" (4.39m x 3.10m")  
Fitted wardrobes and radiator.

**En Suite**  
White three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

**Bedroom Two**  
11'0" x 7'9" (3.35m x 2.36m")  
Fitted wardrobes.

**Bedroom Three**  
10'9" x 7'6" (3.28m x 2.29m")  
Radiator.

**Bedroom Four**  
7'10" x 6'3" (2.39m x 1.91m")  
Radiator.

**Bathroom**  
White three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

**Exterior**  
To the outside there are raised boarders and decked garden to the rear and driveway to the front providing off road parking.

**Directions**  
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.5 miles turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, proceed straight ahead at the roundabout, at Birkenshaw Roundabout take the 1st exit onto Bradford Rd/A651, after 1.4 miles take the slight left onto Tong St/A650, turn right onto Holme Ln, right onto Royd Moor Rd, left onto Chilver Dr, right onto Goosedale Ct.

**Council Tax Band**  
D

**Tenure**  
FREEHOLD



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	74	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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