



Quarry Road, Gomersal,

Offers In The Region Of £219,950

**** NO CHAIN ** SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** READY TO MOVE INTO ****

**** SOUGHT AFTER LOCATION ** CONSERVATORY ** GARDENS, PARKING & GARAGE ****

RARE TO THE MARKET!! Occupying a popular and sought after location, is this two bedroom semi detached bungalow. Well presented throughout to offer 'ready to move into' accommodation, the property would make a superb purchase for anybody downsizing.

Benefits from a modern shower room, conservatory DG, GCH and garage.

The accommodation briefly comprises of a entrance porch, hallway, lounge, breakfast kitchen, conservatory, two bedrooms and a shower room.

To the outside there is a garden to the front and rear with a driveway leading to a detached garage.



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Entrance

Lounge

14'4" x 12'5" (4.37m" x 3.78m")
Gas fire and radiator.



Breakfast Kitchen

12'8" x 9'4" (3.86m" x 2.84m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, oven & hob with extractor and radiator.



Bedroom One

12'9" x 11'1" (3.89m" x 3.38m")
Fitted wardrobes and radiator.

Bedroom Two

10'11" x 9'5" (3.33m" x 2.87m")
Door to conservatory, radiator.



Conservatory

10'4" x 9'1" (3.15m" x 2.77m")
Radiator and upvc door.

Shower Room

Modern three piece suite comprising walk in shower, vanity sink unit, low flush wc and radiator.

Exterior

To the outside there is a lawned garden to the front, drive to side leading to a detached garage, together with garden to the rear.



Council Tax Band

C

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.

