



Burnleys Mill Road, Gomersal

£249,950

* SEMI DETACHED * THREE BEDROOMS * TWO SHOWER ROOMS * DRIVE * GARAGE *
* CLOSE TO AMENITIES & TRANSPORT LINKS * ENCLOSED GARDEN *

Located on the ever popular Burnleys Mill development in Gomersal, is this three bedroom semi detached house. The well presented family sized home would make an ideal purchase for a number of buyers and is within easy reach of amenities, shops, schools and excellent motorway links close by.

Having been recently modernised to include a modern fitted kitchen, shower room & en-suite shower room. The accommodation briefly comprises entrance hallway, cloaks/wc, lounge, dining kitchen, three first floor bedrooms - master having en-suite shower room, plus house shower room.

To the outside there is an enclosed lawned garden to the front, patio to the rear, together with a driveway leading to a garage.





Entrance Hall

With radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge

16' x 9'9" (4.88m x 2.97m)

With electric fire in fireplace surround, radiator, two double glazed windows offering dual aspect.

Dining Kitchen

16'5" max x 15'8" max (5.00m max x 4.78m max)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, tiled splashback, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, microwave, bin storage, feature radiator, French doors to rear garden, double glazed window.

First Floor

Bedroom One

11'6" x 9'4" (3.51m x 2.84m)

With modern sliding door wardrobes, radiator and two double glazed windows. En Suite;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

10'10" x 8' (3.30m x 2.44m)

With sliding door wardrobes, radiator and double glazed window.

Bedroom Three

7'7" x 6'7" (2.31m x 2.01m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, towel radiator and double glazed window.





Exterior

To the outside there are lawned and patio gardens to front and rear, together with a driveway to single garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643, continue to follow A643 for 1.1 mile, turn left onto Burnley's Mill Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

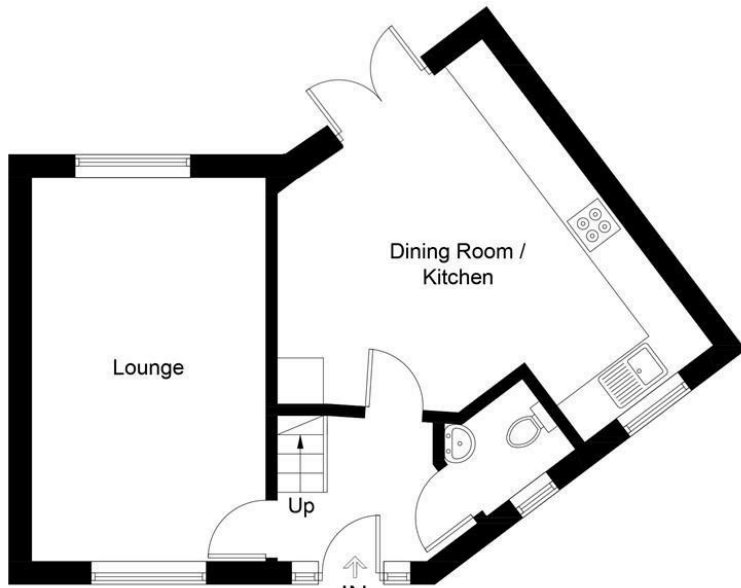
Council Tax Band

B

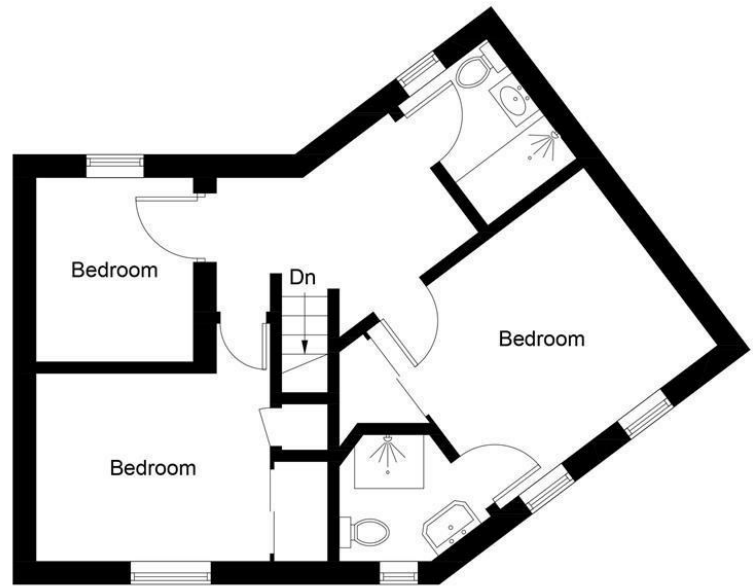


Burleys Mill Road, BD19

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft

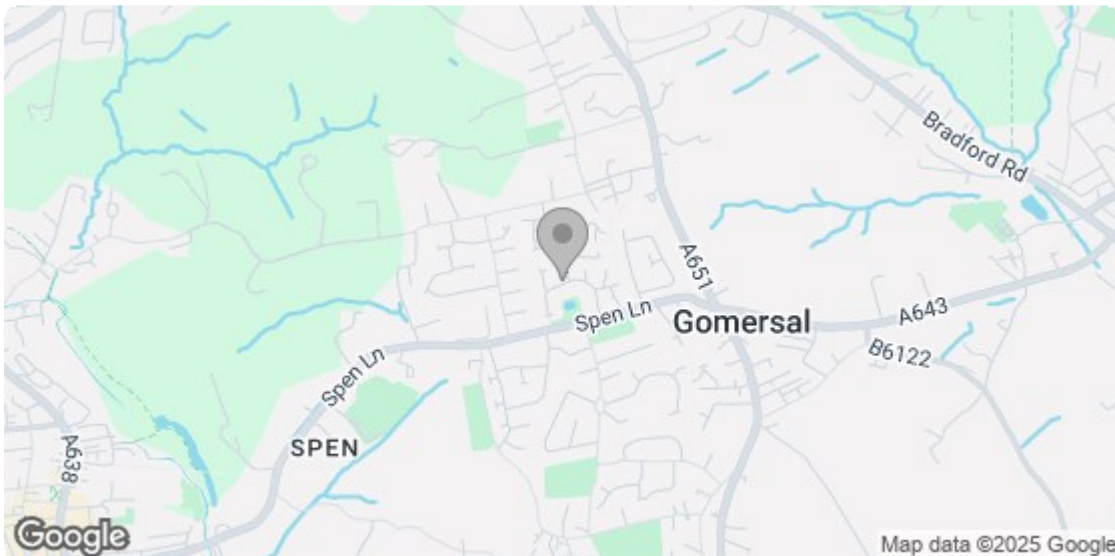


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163185)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk