

# Queen Street, Gomersal,

£200,000

\* \* \* CALL SUGDENS TO BE THE FIRST TO VIEW \* \* \*

\* END COTTAGE \* TWO BEDROOMS \* MODERN FITTED KITCHEN & BATHROOM \*

\* SOUGHT AFTER LOCATION \* REFURBISHED TO HIGH STANDARD \* GARDENS & PARKING \*

A superb two bedroom end cottage situated within a sought after location and within walking distance to Oakwell Hall country park and Gomersal village shops and amenities.

The property would appeal to a FTB/Young Couple/Family and benefits from a log burning fire, modern fitted kitchen and four piece bathroom suite.

The property which is handily placed within the catchment area of well-regarded schools including BBG has recently undergone refurbishment and has been finished to a high standard.

To the outside there there is a gravelled garden with a paved driveway providing off street parking and a paved patio area.







## Lounge

14'6" x 15'1" (4.42m" x 4.60m")

Log burner fire inset chimney breast, radiator, ceiling beam and solid wood floor.

#### **Kitchen**

14'7" x 6'7" (4.45m" x 2.01m")

Modern cream fitted kitchen having a range of wall and base units incorporating laminate sink unit, tiled splash back and floor, plumbing for auto washer, integrated fridge and radiator.

#### Cellar

Useful storage.

# **First Floor Landing**

## **Bedroom One**

15'0" x 9'5" (4.57m" x 2.87m") Built in drawers and radiator.

#### **Bedroom Two**

6'7" x 14'4" (2.01m" x 4.37m") Radiator.

#### **Bathroom**

Four piece suite comprising shower cubicle, panel bath, low flush wc, pedestal wash basin and radiator.

## **Exterior**

Gravelled garden and patio to side with driveway providing off street parking.

## **Council Tax Band**

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# **Tenure**

FREEHOLD.



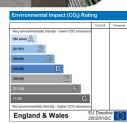












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