



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 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

A

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

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