



# Sherwood Avenue, Gomersal,

£270,000

\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* SPACIOUS LIVING ACCOMODATION \*\*

\*\*WELL PRESENTED \*\* SOUGHT AFTER LOCATION \*\* GARDENS, PARKING & GARAGE \*\*

Situated on a corner plot is this well presented three bedroom semi detached home.

The property would make an excellent purchase for a young/growing family and offers spacious living accommodation.

Situated in the highly sought after location of Gomersal which boasts amenities, shops, well regarded schools close by and easy access to excellent motorway links.

Benefits from a dining kitchen, downstairs cloaks/wc, conservatory and a garage.

The accommodation briefly comprises entrance porch, hallway, lounge, dining kitchen, cloaks/wc, conservatory and kitchen. To the first floor there are three bedrooms and a house bathroom.

To the outside the property sits on a corner plot and boasts a well stocked garden with lawn and patio area. A double driveway leads to a single garage.







#### **Entrance Porch**

#### Hall

Radiator and built in storage cupboard.

### Lounge

16'1" x 10'5" (4.90m" x 3.18m")

Coal effect gas fire with feature fireplace surround and radiator.

# **Dining Kitchen**

16'7" x 8'6" (5.05m" x 2.59m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven and hob with extractor, integrated washing machine and radiator.

## Conservatory

15'3" x 8'5" (4.65m" x 2.57m")

Radiator and upvc door leading to rear.

Two piece suite comprising low flush wc and vanity sink unit.

# **First Floor Landing**

Access to loft.

#### **Bedroom One**

**Bedroom Two** 

10'3" x 10'1" (3.12m" x 3.07m") Built in wardrobes and radiator.

10'5" x 9'6" (3.18m" x 2.90m")

Built in wardrobes and radiator.

#### **Bedroom Three**

7'0" x 6'3" (2.13m" x 1.91m")

Radiator.

#### **Shower Room**

Modern three piece suite comprising show cubicle, vanity sink unit, low flush wc and radiator.

### **Exterior**

Well stocked garden to three sides with patio, lawn and driveway leading to a single garage.

#### **Council Tax Band**

### **Tenure**

**FREEHOLD** 

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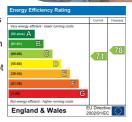


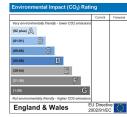












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