



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.

W/C

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

First Floor Landing

Access to loft.

Bedroom One

10'3" x 10'1" (3.12m" x 3.07m")

Built in wardrobes and radiator.

Bedroom Two

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

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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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