



**Quarry Road, Gomersal,**

**£220,000**

**\* RARE TO THE MARKET!! \* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \***

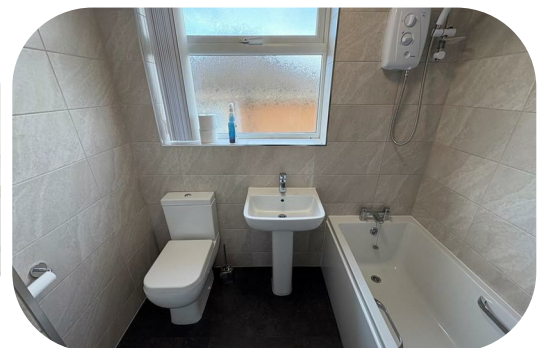
**\* GARDEN \* POPULAR LOCATION \* CLOSE TO AMENITIES \* DRIVE \* GARAGE \***

Occupying a popular and sought after location, is this two bedroom semi detached bungalow. The property would make an ideal purchase for anybody looking to downsize and is within easy reach of amenities and shops.

Benefits from a modern white kitchen, house bathroom, rear garden, double glazing and gas central heating.

The accommodation briefly comprises entrance, kitchen, lounge, two bedrooms and a house bathroom.

To the outside there is a garden to the front and rear with a driveway leading to a detached garage.



Entrance

Kitchen

12'7" x 9'4" plus recess (3.84m x 2.84m plus recess)  
Modern fitted kitchen having a range of wall and base units, stainless steel sink unit, electric cooker, radiator.

Lounge

12'3" x 14'5" (3.73m x 4.39m)  
With electric fire in modern fireplace surround and radiator.

Bedroom One

12'7" x 11'6" (3.84m x 3.51m)  
With radiator.

Bedroom Two

10'9" x 9'3" (3.28m x 2.82m)  
With upvc door to rear garden, radiator.

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to both front and rear, driveway and detached garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln, right onto Oxford Rd, right onto Quarry Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Kirklees



**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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

