



Whinmore Gardens, Gomersal

£425,000

* DETACHED * FOUR BEDROOMS * THREE RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
* POPULAR LOCATION * CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *

Situated on the outskirts of Gomersal Village is this spacious four bedroom detached property. Within walking distance of amenities, shops and local schools, the property would appeal a young/growing family. Having three reception rooms, two bath/shower rooms and gardens to front and rear.

Benefits from gas central heating, double glazing and alarm system.

The accommodation briefly comprises entrance vestibule, cloakroom/wc, sitting room, breakfast kitchen, utility room, dining room, four first floor bedrooms (master having en-suite shower) and a house bathroom.

To the outside there are well maintained gardens to the front and rear. A driveway leads to a detached garage.





Entrance Vestibule

With radiator.

Cloakroom/WC

With low suite wc and wash basin.

Sitting Room

11'2" x 10'9" (3.40m x 3.28m)

With radiator and double glazed window.

Breakfast Kitchen

13'2" x 12'11" (4.01m x 3.94m)

Having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, range style cooker, extractor hood, breakfast bar, radiator, double glazed window,

Utility

With fitted wall units, plumbing for auto washer, radiator.

Dining Room

15'3" x 7'10" (4.65m x 2.39m)

With radiator and patio doors to rear.

Lounge

16'1" x 10'9" (4.90m x 3.28m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Bedroom One

10'10" x 9'10" (3.30m x 3.00m)

With radiator and double glazed window. En-suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, towel radiator, tiled walls and floor, double glazed window.

Bedroom Four

8'4" x 9'6" (2.54m x 2.90m)

With fitted wardrobes, radiator and double glazed window.

Bedroom Three

11'2" x 10'1" (3.40m x 3.07m)

With sliding door wardrobes, radiator and double glazed window.





Bedroom Two

12'11" x 8'10" (3.94m x 2.69m)

With fitted wardrobes, radiator and double glazed window.

Bathroom

Modern three suite suite comprising P shaped bath with rain shower over, pedestal wash basin, low suite wc, part tiled walls and floor, towel radiator, double glazed window.

Exterior

To the outside there are well stocked and maintained gardens with lawn and patio, together with a driveway leading to a detached garage.

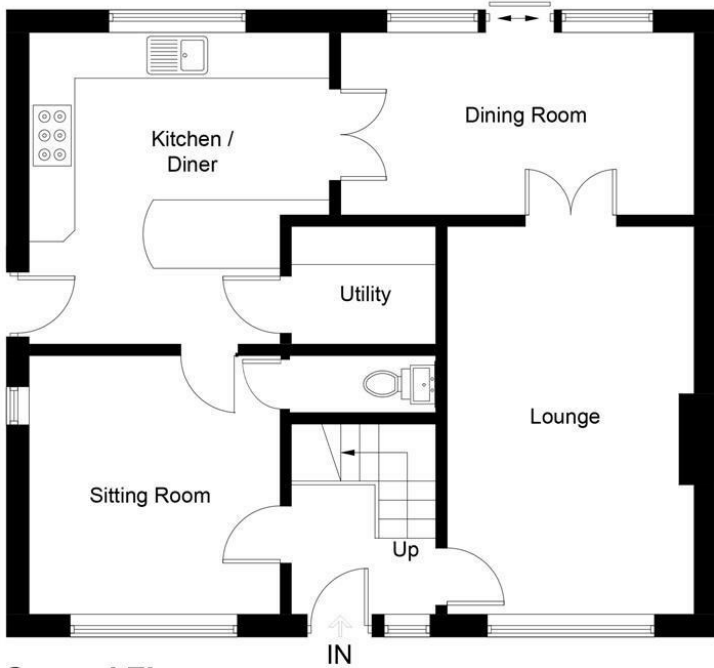
Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638, turn left onto St. Peg Ln/A643, continue to follow A643, take the slight right onto Oxford Rd/A651, left onto Whinmore Gardens, turn right to stay on Whinmore Gardens and the property will shortly be seen displayed via our For Sale board.

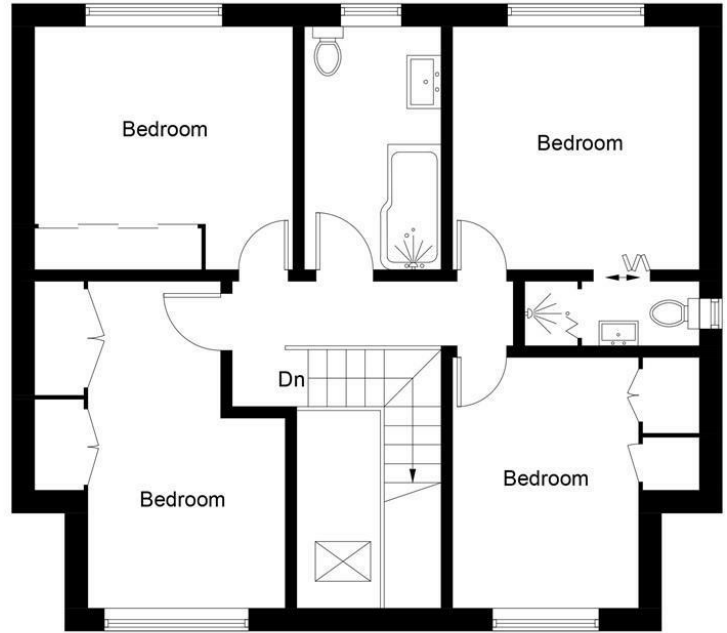


Whinmore Gardens, BD19

Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft

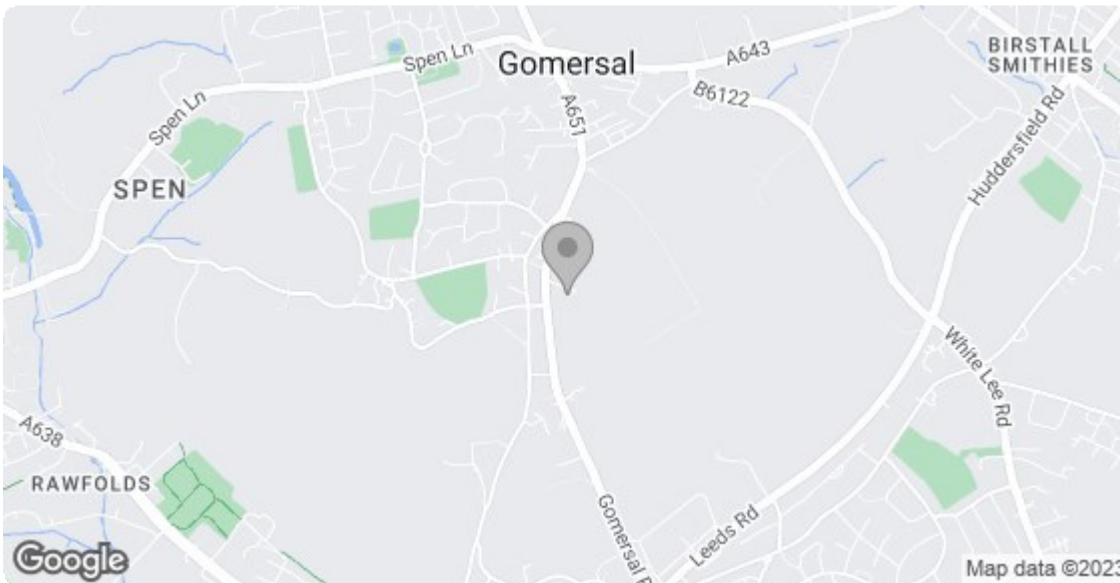


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1017397)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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