



## Burnleys Mill Road, Gomersal

**£549,950**

\* MODERN DETACHED \* SIX BEDROOMS \* THREE RECEPTION ROOMS \* THREE BATH/SOWER ROOMS \* GOOD SIZED PLOT \* POPULAR DEVELOPMENT \* AMPLE OUTDOOR SPACE \* DOUBLE GARAGE \*

Welcome to this stunning six-bedroom detached home, offering spacious accommodation spread over three generous floors. This property features three inviting reception rooms, perfect for both entertaining and family living, complemented by three modern bath/shower rooms for added convenience.

Set on a good sized plot, the home boasts a double garage and well maintained gardens, providing ample outdoor space for relaxation and recreation. Ideally located for families, this residence is just a stone's throw away from BBG Secondary School and benefits from excellent motorway links for easy commuting.

Situated in the highly sought after Burnley's Mill Development, this property presents a unique opportunity for those looking to settle in a popular residential community. Viewing is essential to fully appreciate all that this exceptional home has to offer. Don't miss out on your chance to make this dream home yours!







## Hall

### Cloakroom / WC

Modern suite comprising low suite wc, basin, wood flooring and towel radiator.

### Kitchen

13'2" x 8'6" (4.01m x 2.59m)

Modern fitted kitchen having a range of white wall and base units incorporating sandstone work tops, sink unit, range cooker, boiling water tap, tiled splashback, oak flooring, radiator and double glazed window.

### Utility

5'7" x 6'2" (1.70m x 1.88m)

Modern white fitted wall and base units, sandstone work tops, integrated dishwasher, radiator, plumbing for auto washer.

### Dining Room

11'2" x 8'5" (3.40m x 2.57m)

With oak flooring, radiator and double glazed window.

### Sitting Room

12'5" x 9'6" (3.78m x 2.90m)

With oak floor, radiator and French doors.

### Lounge

17'8" x 11'2" (5.38m x 3.40m)

Having a multi fuel fire, oak flooring, radiator and double glazed window.

### First Floor

With radiator.

### Bathroom

Modern three piece suite comprising panelled bath with mixer shower and screen over, low suite wc, wash basin, tiled walls and floor, radiator, double glazed window.

### Bedroom Four

9'4" x 10' (2.84m x 3.05m)

With radiator and double glazed window.

### Bedroom One

16'4" x 11'4" (4.98m x 3.45m)

With radiator and double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Three piece suite with walk-in shower, vanity sink unit, low suite wc, towel radiator and double glazed window.

### Bedroom Two

11'7" x 8'8" (3.53m x 2.64m)

With radiator and double glazed window.

### Bedroom Three

12'6" x 8'7" (3.81m x 2.62m)

With radiator and double glazed window.





## Second Floor

### Bedroom Five

9'5" x 11'7" (2.87m x 3.53m)

With velux window, radiator. Jack 'n' Jill Shower Room;

### Jack 'n' Jill Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, part tiled walls and floor.

### Bedroom Six

11'6" x 17'5" (3.51m x 5.31m)

With velux window, radiator. Access to the Jack 'n' Jill Shower Room.

## Exterior

To the outside there is a good sized enclosed lawned and decked garden to the rear with borders and shrubs. An electric gated driveway leads to ample parking and a double garage.

## Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn left onto St. Peg Ln/A643, turn left onto Burnley's Mill Rd, turn right to stay on Burnley's Mill Rd, turn left to stay on Burnley's Mill Rd and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

E / Kirklees





# Burnleys Mill Road, BD19

Approximate Gross Internal Area = 173.2 sq m / 1864 sq ft

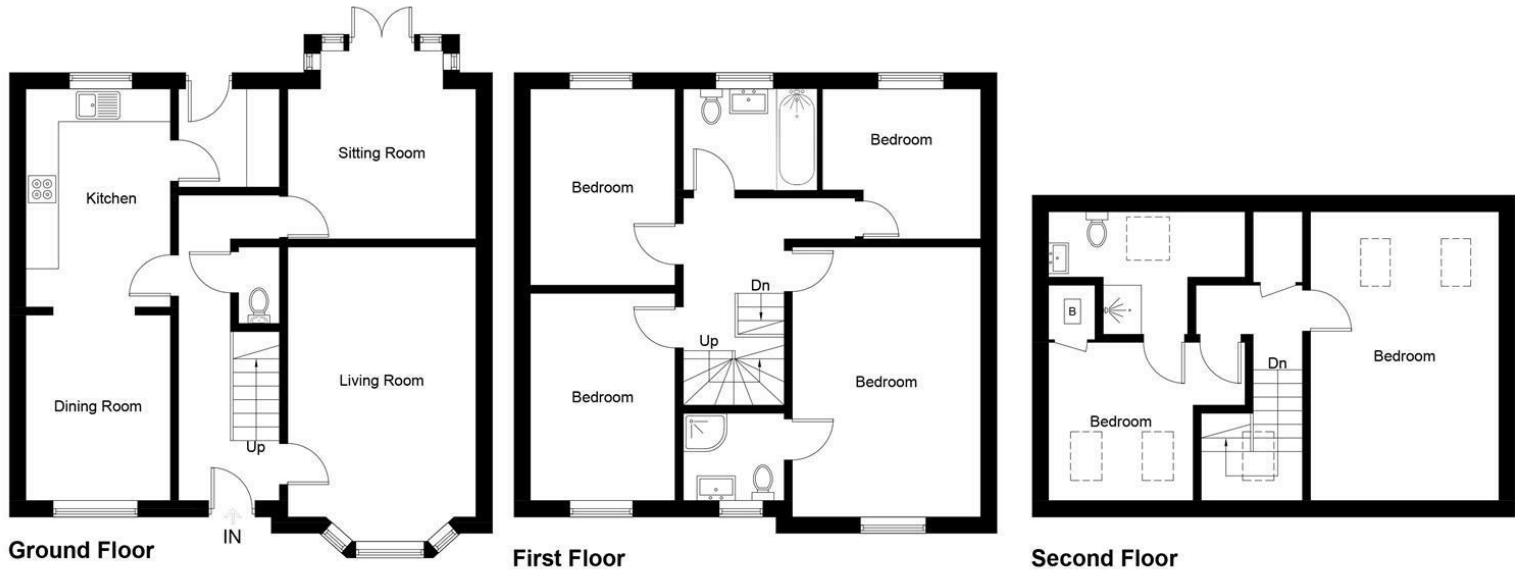
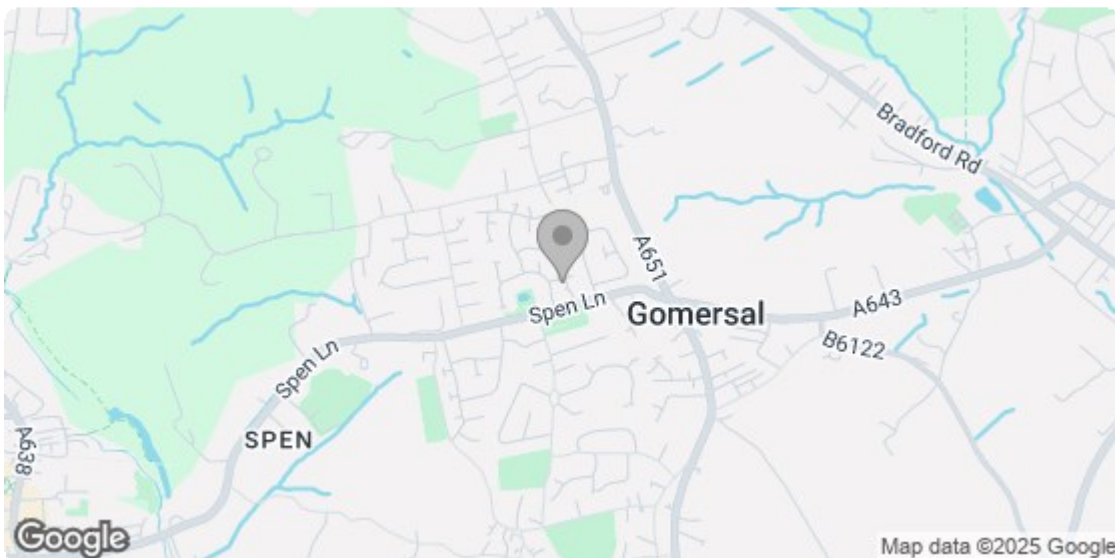


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222691)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		

**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.

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