



Popeley Rise, Gomersal Cleckheaton BD19 4QT



welcome to

Popeley Rise, Gomersal Cleckheaton

Guide Price £475,000 - £490,000 LOOKING FOR THAT FOREVER FAMILY HOME WITH SPACE TO GROW INTO IT AND TUCKED AWAY IN A LOVELY CUL-DE-SAC IN THE DESIREABLE AREA OF GOMERSAL... THEN LOOK NO FURTHER.. YOUR SEARCH IS OVER!!



Entrance Hallway

Part double glazed composite to front, understairs storage cupboard and gas central heating radiator. Karndean flooring and double glazed multi pane effect window to front. Stairs to first floor landing. Doors to ground floor accommodation. Coving to ceiling.

Lounge

17' 8" x 10' 5" (5.38m x 3.17m)

Double glazed French doors to garden and conservatory, two gas central heating radiators and TV point. Coving and spotlights to ceiling.

Conservatory

13' 8" x 9' 7" (4.17m x 2.92m)

Of part Upvc construction, double glazed windows to rear and sides. Skylight window and spotlights to ceiling, Double glazed French doors to garden and gas central heating radiator.

Kitchen Diner

22' 1" MAX x 13' 9" MAX (6.73m MAX x 4.19m MAX)

Recently fitted kitchen with a range of wall and base units, complementary Quartz work surfaces and splash backs. Asterite 1 & 1/2 bowl sink with mixer tap. Electric hob, double electric oven and wall mounted cooker hood. Integrated dishwasher, two gas central heating radiators and coving to ceiling. Spotlights to ceiling and Karndean flooring. Double glazed multi pane effect bay window to rear with views across farm land. Double glazed multi pane effect window to front with fitted shutters. Door to garage.

Cloakroom

WC, wash hand basin with splashback tiling. Double glazed multi pane effect window to front, spotlight to ceiling and gas central heating radiator. Tiled flooring.

First Floor Landing

Double glazed window to front, access to loft space via drop down ladder and spotlights to ceiling. Doors to first floor accommodation.

Bedroom One

19' 5" x 17' 6" (5.92m x 5.33m)

Two double glazed Velux skylight windows to rear with views across farm land, double glazed French doors to Juliet balcony to front. Two gas central heating radiators, spotlights to ceiling and TV point. Door to en suite shower room and dressing room.

En Suite Shower Room

Shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and storage below. WC, extractor fan, spotlights to ceiling and chrome ladder style radiator. Tiled walls and floor where visible.

Dressing Room

5' 4" x 5' (1.63m x 1.52m)

Benefiting from light.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Double glazed multi pane effect window to rear with views across farm land. Gas central heating radiator and door to en suite shower room.

En Suite Shower Room

Shower cubicle with wall mounted shower over, corner vanity wash hand basin with mixer tap and storage below. WC, ladder style radiator and spotlights to ceiling. Extractor fan, double glazed multi pane effect window to rear and tiled walls where visible.

Bedroom Three

11' 1" MAX x 10' 9" (3.38m MAX x 3.28m)

Double glazed multi pane effect window to rear with views across farm land, fitted wardrobes to one wall and gas central heating radiator.

Bedroom Four

9' 6" MAX x 8' 7" MAX (2.90m MAX x 2.62m MAX)

Double glazed multi pane effect window to front and gas central heating radiator.

Bedroom Five

9' x 5' 9" (2.74m x 1.75m)

Two double glazed multi pane effect windows to front and gas central heating radiator.

Family Bathroom

Panelled bath with mixer tap and shower attachment and concealed shower unit over. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and ladder style radiator. Laminate flooring, spotlights to ceiling and tiled walls where visible.

Exterior

To the front of the property there is a tarmac driveway for multiple vehicles leading to the double integral garage. The front garden is lawned and side access gate to the rear of the property. Outside lighting and electric vehicles charging point. The good sized, enclosed rear garden faces in a south westerly direction. The rest of the garden has been lawned with established plant and shrub borders. Outside lighting, power points and water tap. Side access gate leading to the front of the property.

Double Integral Garage

20' 4" x 17' 8" (6.20m x 5.38m)

Benefiting from electric up and over doors, power points and lighting. Plumbing for washing machine, wall mounted boiler and double glazed multi pane effect window to rear. Part double composite glazed effect door to garden. Work top, base storage units and sink drainer with mixer tap.



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Popeley Rise, Gomersal Cleckheaton

- Guide Price £475,000 - £490,000
- Five Bedroom Detached Executive Family Home
- 17ft Lounge, 22ft Kitchen Diner, 13ft Conservatory
- Family Bathroom, Two En-Suites, G/F WC
- Driveway, Double Garage, Cul-De-Sac

Tenure: Freehold EPC Rating: C

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116401 - 0003

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